



Sunnyvale

480/490 S. Mathilda Avenue
2021-7280 & 2021-7281

Shaunn Mendrin
City Council
August 16, 2022

Proposed Project

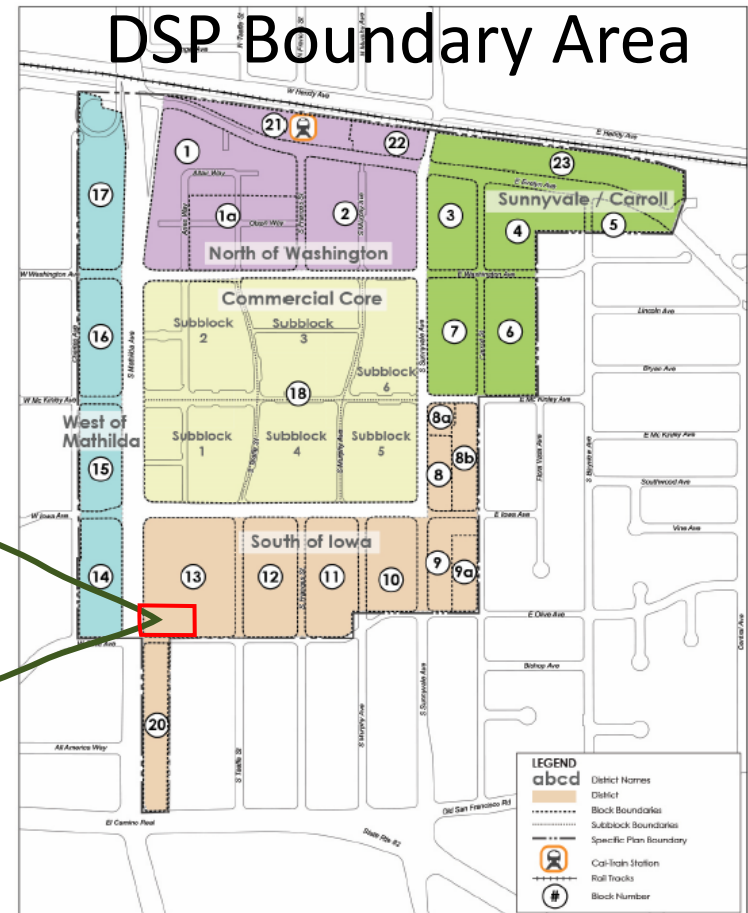
- Development Agreement (2020-7281)
 - ◆ Applicant Benefits
 - Additional 77,467 sf
 - Additional 8.5 feet in height
 - 6-year term with fees locked, plus additional 5 years subject to City approval
 - ◆ City Benefits
 - Contribution to the Community Benefit Fund \$2.6 Million
 - Point of Sale for Construction Sales Tax

Proposed Project

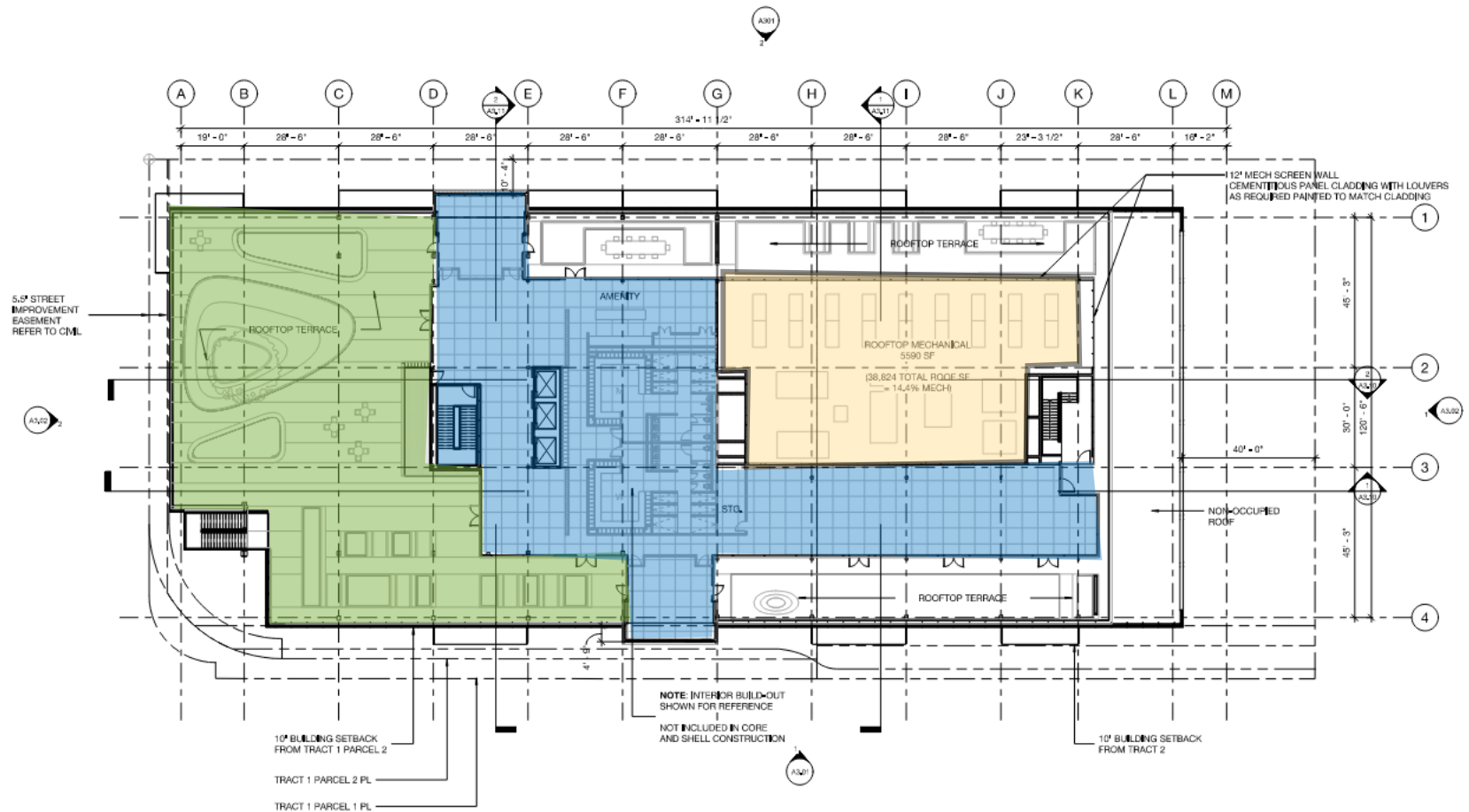
- Special Development Permit (2020-7280)
 - ◆ 4 Story Mass Timber Office Building (68.5')
 - 125,128 square feet of office space
 - Underground Parking (2 levels)
 - Associated Site Improvements
 - ◆ Deviations: Front Setback on Olive and Parking Spaces
- ◆ Special Development Permits
 - Required in PD, ECRSP, LSAP and DSP per 19.90.10
 - ◆ These are considered a separate/combining district

Background

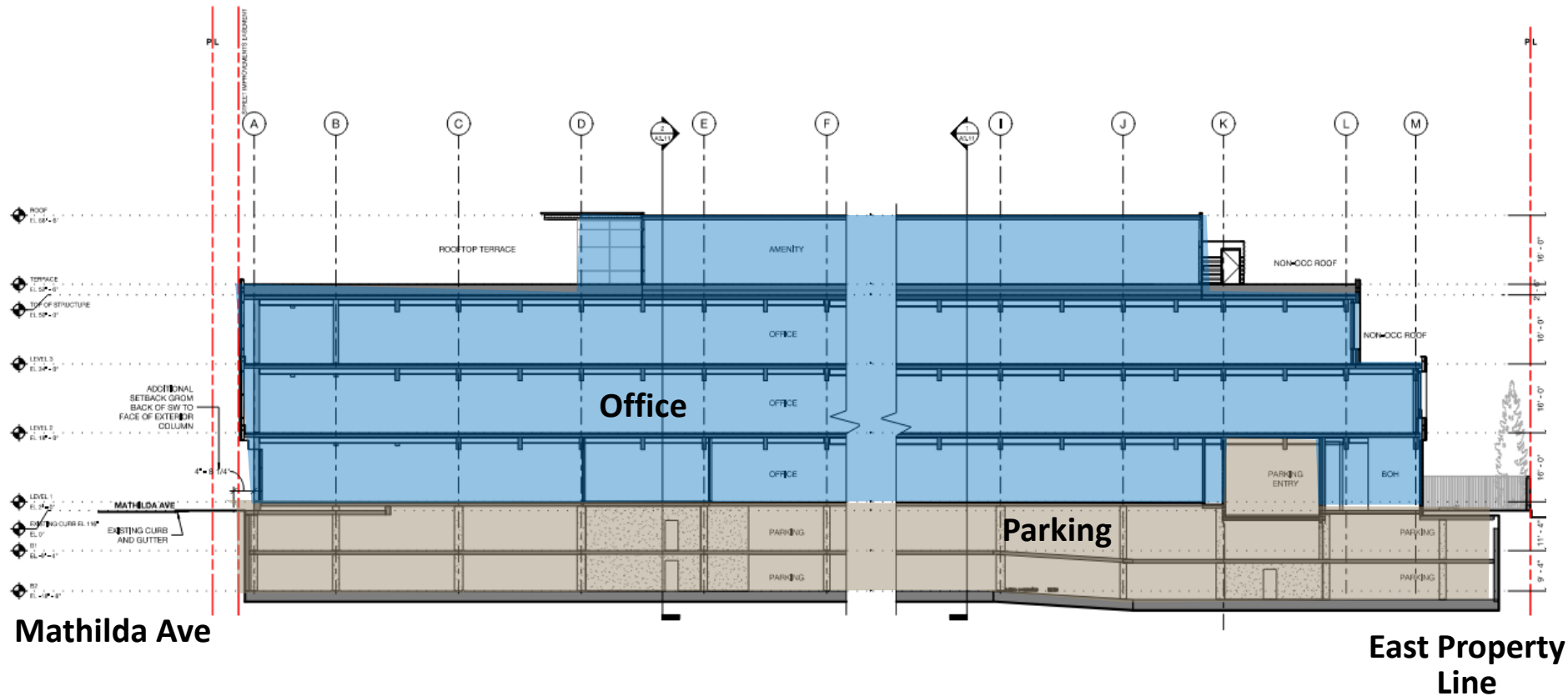
Part of Block 13-Primarily Commercial Uses



Fourth Floor/Amenity Space



Building Section



Architecture-View From Olive & Mathilda



Architecture-View From Olive & East Elevation

LOOKING WEST DOWN OLIVE AVE



Architecture-View From Taaffe (BofA)



Materials

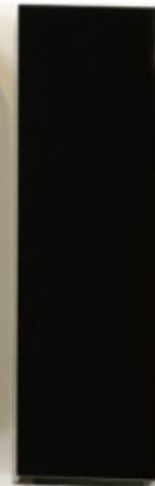
Wood Cladding



Translucent Fritted Glass



Painted Aluminum and Steel



Clear Glass



Cementitious Panel



Exposed Mass Timber Structure

Landscaping/Site Improvements



Plant Palette

TREES



10 QUERCUS PARVIFOLIA / ITALIAN OAK
WIND: LOW
SIZE: 30' BOX



12 PLATANUS ACERIFOLIA / CO. DASH / LONDON PLANE
WIND: MEDIUM
SIZE: 30' BOX



10 QUERCUS AGRIFOLIA / COAST LIVE OAK
WIND: LOW
SIZE: 30' BOX

TREE TO BE CONTRACT GROWN



14 THUJA PLICATA X STANDISH / GREEN GIANT
WIND: MEDIUM
SIZE: 30' BOX

TREE TO BE CONTRACT GROWN

UNDERSTORY PLANTING



11 PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
WIND: LOW



12 FESTUCA CALIFORNICA / CALIFORNIA FESCUE
WIND: VERY LOW



10 AMARANTHUS PATENS / COMMON RUSH
WIND: MEDIUM



14 STYLO LAMI
WIND: HIGH



15 POLYSTICHUM MUNROII / WESTERN SWORD FERN
WIND: MEDIUM



16 WOODWARDIA FLORIBUNDA / GIANT OAK FERN
WIND: HIGH



12 FESTUCA RUBRA / RED FESCUE
WIND: MEDIUM



12 PENNISETUM SPECTABILE / ROYAL PENNISTEM
WIND: LOW



15 SEDUM SERPENS / BLUE CHALK SIKES
WIND: LOW
AGAVE SHAWII / SHAW AGAVE
WIND: LOW



10 ARCTOSTAPHYLOS X SUNSET
WIND: LOW



10 WAHLENBERGIA RIGENS / DEER GRASS
WIND: LOW



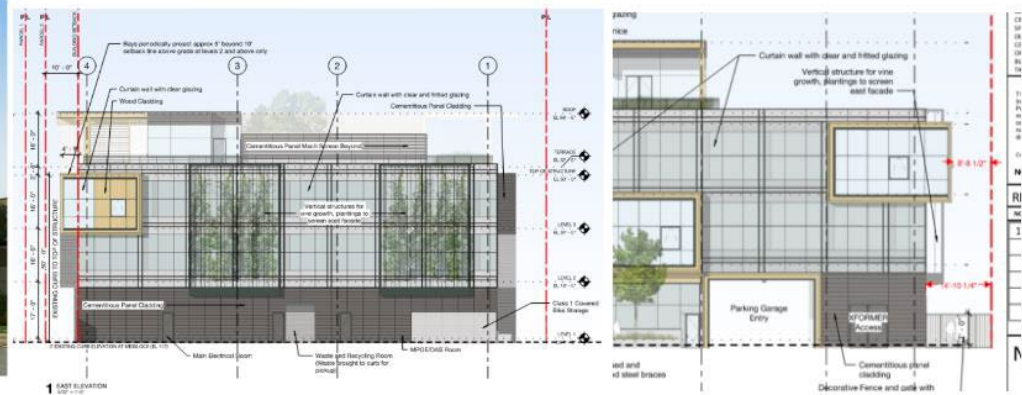
11 ALOE POLYANTHEMA / SPIRAL ALOE
WIND: LOW

Environmental Review

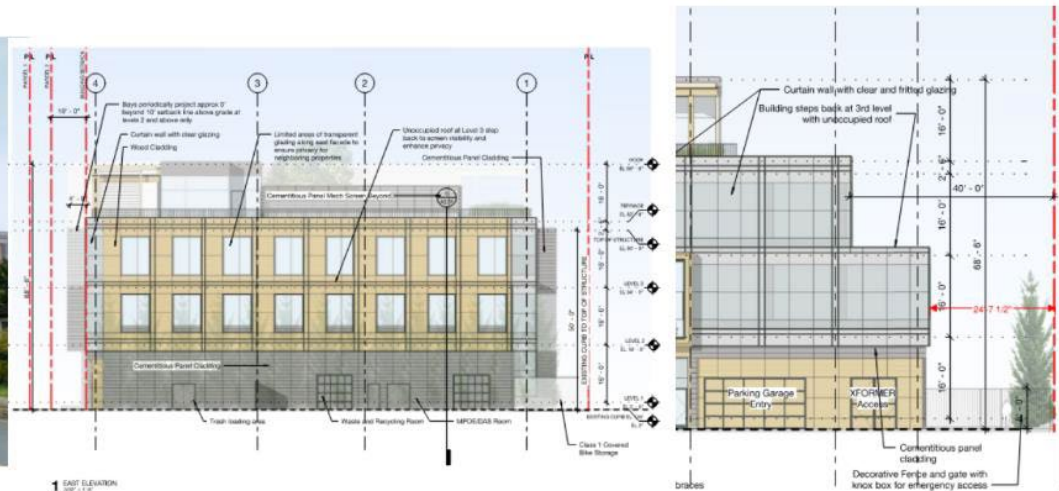
- Mitigated Negative Declaration (MND)
 - ◆ Based on the LUTE EIR
 - ◆ Development Not Analyzed in DSP EIR
 - ◆ Mitigations Based on LUTE EIR and Included for:
 - Air Quality;
 - Biological Resources;
 - Hazardous Materials; and
 - Noise
 - ◆ MMRP Included in MND and Conditions of Approval

Neighborhood Concerns

- Privacy and Location of Building to East Property Line



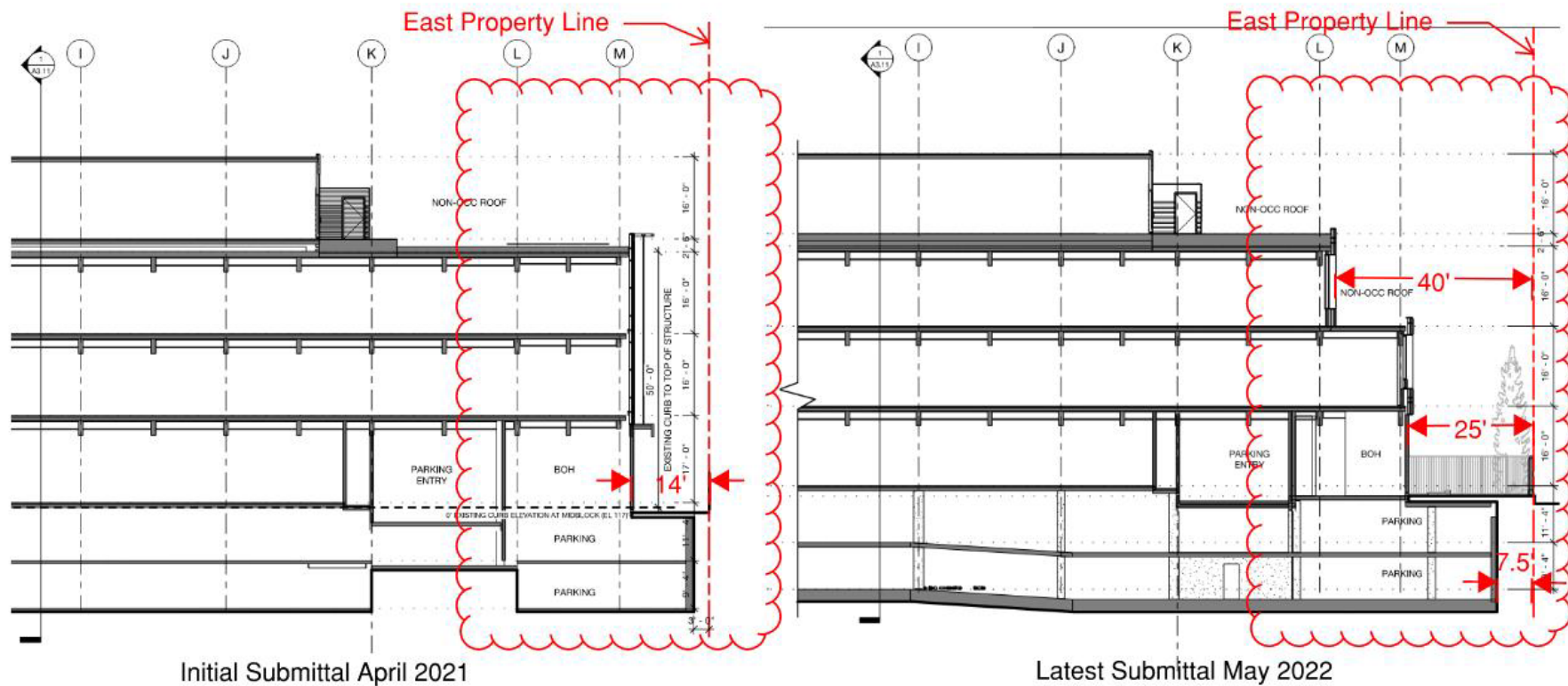
Initial Submittal April 2021



Latest Submittal May 2022

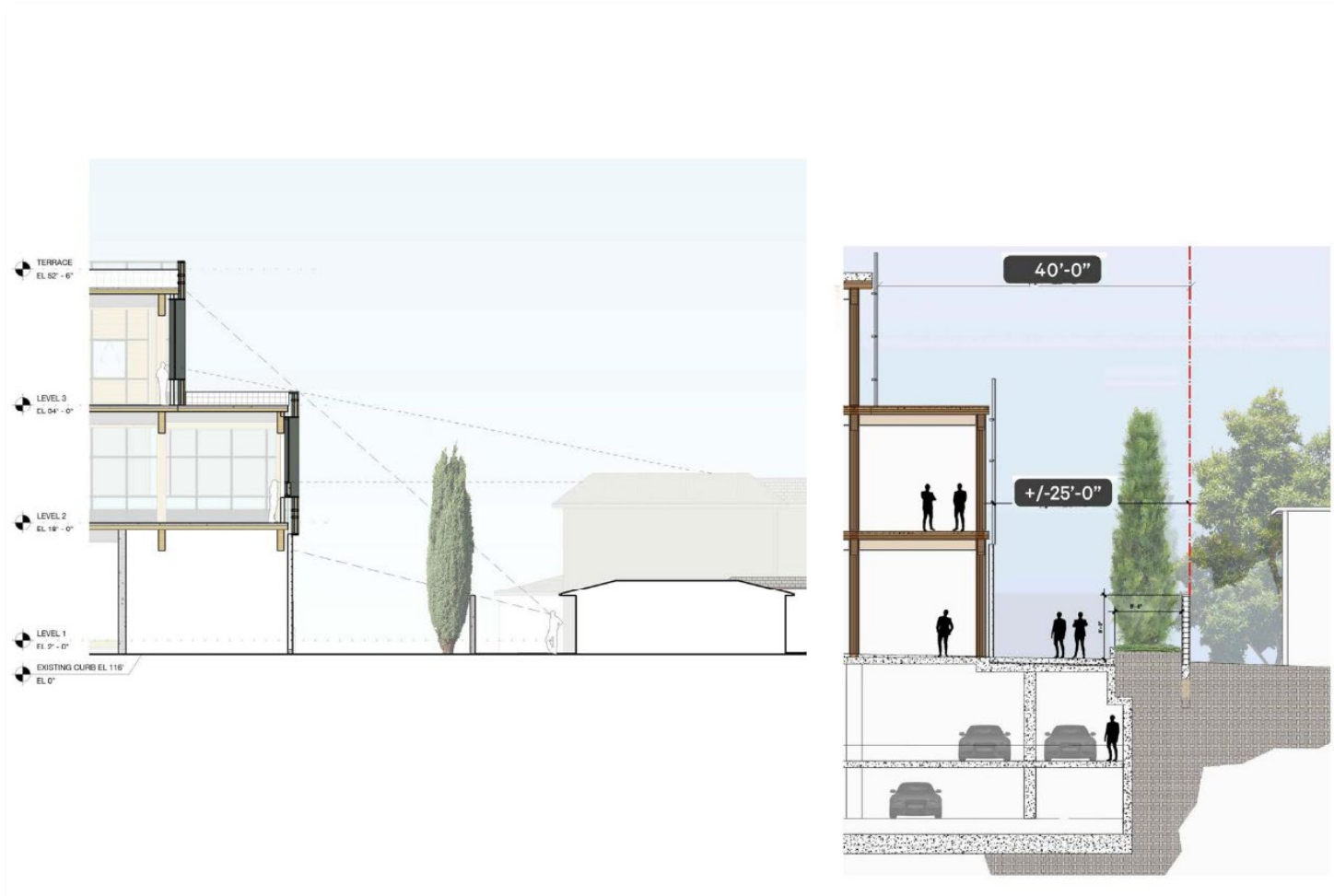
Neighborhood Concerns

- Privacy and Location of Building to East Property Line



Neighborhood Concerns

- Privacy and Location of Building to East Property Line



Additional Neighborhood Concerns

- Special Development Permit Requirement
 - ◆ SDPs are required for projects in the DSP per 19.90.10
- 2020 Updates to the DSP allow for access to additional floor are through a DA.
 - ◆ DA allowed SF does not affect allocations of other properties
- Compatibility with the South of Iowa District
 - ◆ Block 13 is a transitional block with commercial/office along Mathilda and residential along Taaffe.
 - ◆ Development opportunities envision maintaining current uses and densities within most of the district **while allowing mixed use and professional or medical offices along Mathilda and Sunnyvale Avenues.**

Additional Neighborhood Concerns

- Compatibility Taafe-Frances Heritage Neighborhood
 - Subject site is not adjacent.
 - Building form has been stepped back.
 - The rear windows are more residential in nature.



Additional Neighborhood Concerns

- Story Poles
 - ◆ Story Poles are not a requirement of development in Sunnyvale.
- Environmental Impact
 - ◆ Tree Replacement CO2. Mass Timber has a high CO2 capture and retention value.
 - ◆ Stormwater is consistent with City Requirements.
 - Partial filtration through planters and green roof elements.
 - Mechanical for remainder.

Conditions of Approval Correction

- **New Condition**

- ◆ **General Condition**

- ◆ Downtown Transportation Management Agency (TMA): The project applicant and future tenants shall participate in the TMA for Downtown when it is formed. [Planning and Public Works].

- ◆ **Prior to Final**

- ◆ Transportation Demand Management (TDM) Program: The project applicant shall submit a final TDM for review and approval prior to occupancy of the new building. [Planning and Public Works]

Summary

- The project is within the parameters of the DSP.
- The DA allows additional height and floor area.
- The DA requires a monetary contribution \$2.6 Million
- The SDP allows for requested deviations such as setbacks and parking.
- The applicant has redesigned the building to improve the transition to the residential to the east.

Planning Commission Action

- Alternative 2:
 - ◆ Approve DA, Findings and Introduce Ordinance
 - ◆ Approve SDP, Findings with Modified Conditions
 - Improved pedestrian safety elements at garage
 - Incorporate additional trees on the site
 - Participate in a Downtown Transportation Management Association
 - Provide a Final TDM Plan

Modifications have been included in Attachment 5 in track changes.

Recommendation

Alternatives

Alternative 1:

- Make DA Findings per Resolution No. 371-81 and Introduce and Ordinance Approving and Adopting a DA; and
- Make the required Findings to adopt the Mitigated Negative Declaration and Mitigation, MMRP in accordance with CEQA, and approve the SDP based on the Findings in Attachment 4 and Modified Conditions of Approval in Attachment 5.

Alternative 2:

- Same as Alternative 1, with modified Conditions of Approval

Alternative 3:

- Deny the Development Agreement and Special Development Permit and provide direction where changes should be made

Planning Commission Recommendation

Alternative 1: Approve the DA and SDP