



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 22-1011, Version: 1

REPORT TO COUNCIL

SUBJECT

Peery Park Specific Plan Amendment Initiation Requests

Two applications in the Peery Park Specific Plan (PPSP) area with requests to increase the allowable office/industrial square footage and to study housing on one of the housing opportunity sites (HOS) (not currently permitted in the plan).

File: 2020-7814

Location: 400-840 W. California Avenue (APNs: 165-26-009-020)

Proposed Project: Peery Park Specific Plan Amendment Initiation

Request to initiate a study to consider 1,027 housing units on the western 13.1 acres and a net increase of 487,000 square feet of office/industrial on the remaining 16.2 acres of the property.

Applicant / Owner: Skidmore, Owings, & Merrill LLP (applicant) / Steelwave LLC (owner)

File: 2021-7022

Location: 505 & 525 Almanor Avenue (APNs 165-44-001-003)

Proposed Project: Peery Park Specific Plan Amendment Initiation

Request to initiate a study to allow a new 135,000 square foot office building and parking structure.

Applicant / Owner: RMW Architecture & Interiors (applicant) / Invesco Advisors, Inc (owner)

Zoning (both sites): PPSP - Innovation Edge (PPSP-IE)

Environmental Review: The decision to initiate a Specific Plan Amendment (SPA) study does not require an environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

Project Planner: Amber Blizinski, ablizinski@sunnyvale.ca.gov, (408) 730-2723

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on October 10, 2022. Three members of the public spoke on the item, two residents who were opposed to the projects and one community member who spoke in support of the project if union labor is used. The final excerpt meeting minutes are in Attachment 13.

The Planning Commission voted 6-1, with Commissioner Serrone dissenting, to recommend approval of the staff recommendation (Alternatives 1, 2, 3, 4, and 5) with the following modification:

- Modify Alternative 1a to allow study of up to 928 housing units at a density no higher than R-5 (Residential High Density).

Public Comment letters are provided in Attachment 12 to the report.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Public Library, Senior Center, Community Center and in the Department of Public Safety Lobby. In addition, the agenda and report are available at the Sunnyvale Public Library, Office of the City Clerk, and on the City's website.

ALTERNATIVES

1. 840 W. California Avenue:
 - a) Initiate a Specific Plan Amendment study to consider increasing the PPSP development capacity to allow up to 120% FAR of office/industrial square feet (222,672 net new square feet) and up to 743 housing units at a density no higher than R-4.
 - b) Consider the relocation of the Libby Water Tower through historic analysis and approvals by the Heritage Preservation Commission and City Council.
 - c) Create development standards in conjunction with the proposed land use changes.
 - d) Update the PPSP Community Benefits Program.
 - e) Coordinate special studies such as traffic analysis, market and fiscal analyses, environmental, infrastructure and utility capacity and conditions, water supply assessment, historic evaluation, parking, etc.
2. 505 and 525 Almanor Avenue:
 - a) Initiate a Specific Plan Amendment study to consider increasing the PPSP development capacity to allow up to 100% FAR of office/industrial square feet (136,774 net new square feet).
 - b) Evaluate development standards in conjunction with the proposed land use changes.
 - c) Update the PPSP Community Benefits Program.
 - d) Coordinate special studies such as traffic analysis, market and fiscal analyses, environmental, infrastructure and utility capacity and conditions, water supply assessment, parking, etc.
3. Hermosa Court HOS: Initiate a Specific Plan Amendment study to consider mixed use on the site by increasing the PPSP development capacity to allow up to 100% FAR of office/industrial square feet (389,310 net new square feet) and up to 605 units in conjunction with the GPI requests and inclusive of all necessary studies mentioned in Alternatives 1 and 2.
4. Increased Development Capacity Study: Initiate a Specific Plan Amendment to study a total of 1.2 million net new square feet of office/industrial square feet (inclusive of the above requests) in conjunction with the GPI requests and inclusive of all necessary studies mentioned in Alternatives 1 and 2.
5. Commence the Peery Park Specific Plan Amendment study after the update to the Moffett Park Specific Plan is completed.
6. Approve the GPI Alternatives 1-5 with modifications which may include studying additional housing and office FAR in accordance with the requests made by the 840 W. California Avenue applicant (1,027 housing units at 79 du/acre and up to 157% office FAR).

7. Recommendation by the Planning Commission to approve the GPI Alternatives 1-5 with modifications to Alternative 1a to allow study of up to 928 housing units at a density no higher than R-5 (Residential High Density).
8. Do not initiate the GPIs and do no further study within the PPSP at this time.

STAFF RECOMMENDATION

Alternatives 1, 2, 3, 4, and 5: Allow the SPA in the PPSP to study an increase to the development capacity for the plan area and allow residential units in the HOS, as noted in the Alternatives, along with the required associated environmental studies.

Staff recommends that the City Council initiate coordinated GPA and SPA studies to increase the development capacity in the PPSP and study housing in the two HOS. The PPSP has become a prominent business park and while the plan was adopted in 2016, the development capacity has been depleted and many properties have not had an opportunity to redevelop. The study of 1.2 million net new square feet of office/industrial space would help further redevelopment in the PPSP and accommodate the retention of long-standing Sunnyvale businesses.

Additionally, allowing housing within the HOS would help to further improve the jobs to housing ratio for the City, help the City meet future housing needs, and allow for more opportunities to reduce vehicle miles traveled (VMT) if residents can work and live in close proximity to each other.

Staff notes that the Planning Commission recommendation to modify Alternative 1a to allow study of up to 928 housing units at a density no higher than R-5 (Residential High Density) is a concern for staff and the immediate existing neighborhoods. The applicant may achieve higher densities of R-4 through the use of State Density Bonuses, which would result in additional affordable housing units for the City.

Prepared by: Amber Blizinski, Principal Planner
Reviewed by: Shaunn Mendrin, Planning Officer
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission [No. 22-0115, October 10, 2022] (without attachments)
2. 840 W. California Avenue GPI Request Letter
3. 840 W. California Avenue Project Proposal Data and Conceptual Plans
4. 505 & 525 Almanor Avenue GPI Request Letter
5. 505 & 525 Almanor Avenue Proposal Data and Conceptual Plans
6. Map of the PPSP with Subject Properties Outlined
7. PPSP General Plan and Zoning Maps
8. 2016 PPSP Housing Opportunities Sites Map
9. Noise & Safety Zone Contours from the Moffett Federal Airfield Comprehensive Land Use Plan on PPSP Map
10. Vicinity and Noticing Maps
11. Link to the Peery Park Specific Plan (2016)

12. Public Comments Received

Additional Attachments for Report to Council

13. Excerpt of Final Minutes of the Planning Commission Meeting of October 10, 2022