

4. [18-0842](#)

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT to construct two 162,000-square foot, four-story corporate/research and development (R&D) office buildings and a 6-level parking structure on a 10.4-acre site (Phase 2 of the W. Maude Ave Campus). An existing approximately 58,188 s.f. building is to be retained. A total of approximately 382,188 s.f. and 85% FAR is requested.

Location: 810-870 W. Maude Avenue & 470 Potrero Ave (APNs: 165-30-001, 011, & 012)

File #: 2017-7066

Zoning: Peery Park Specific Plan (PPSP)

Subdistrict: Innovation Edge (IE) & Mixed Industry Core (MIC)

Applicant / Owner: Simeon Commercial Properties / 870 Maude LLC

Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094 (c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

Project Planner: Ryan Kuchenig (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

Senior Planner Ryan Kuchenig presented the staff report.

Commissioner Howe asked staff about the status of the pedestrian/bike path along the southern portion of the proposed project and how it relates to the first phase of

the project. Senior Planner Kuchenig stated that the pedestrian/bike path was considered for the proposed project but not incorporated because it would result in a significant loss of parking spaces and there is no logical connection to the site. Senior Planner Ryan Kuchenig noted that the two parcels to the south could better fulfill this obligation but that these parcels have not yet redeveloped. Commissioner Howe asked about the path's planned layout in phase one. Assistant Director Miner provided details about the site layout and the goal to continue the path to either 440 Potrero and 411 N. Pastoria Ave once those sites redevelop. Assistant Director Miner commented that the applicant will pay more in community benefit fees since the path is not practical to implement. Commissioner Howe confirmed with Assistant Director Miner that it is approximately 650 feet from the potential path to the existing bike lane on W. Maude Avenue.

Commissioner Rheume asked staff about the tree numbers for the additional trees that will be preserved. Senior Planner Kuchenig advised these are tree numbers 330, 331, 332 and 334. Commissioner Rheume asked about the potential to preserve trees near the entrance of the parking garage. Senior Planner Kuchenig advised that one tree would be on the driveway and the other would be within the vision triangle.

Vice Chair Simons commented on an analogous situation of the lack of sidewalks in industrial parts of the City and that the Planning Commission historically has pushed back to add sidewalk where there has not always been a connection. Assistant Director Miner stated that the path was proposed by the applicant as a community benefit, that it was not identified as a bike lane in the Peery Park Specific Plan (PPSP) and is not currently feasible. Assistant Director Miner commented that bike lanes will be added along Maude Avenue as part of the proposed project.

Chair Howard asked about the purpose of the two foot saw cut in the bike lane on sheet C 2.0 of the site plan and the implication for bicyclists. Senior Planner Kuchenig commented that this was requested by the Department of Public Works (DPW). Assistant Director Miner explained that concrete must be added to ensure consistency for the bike lane. Chair Howard asked about the potential to discourage drivers to use the bike lane. Assistant Director Miner advised that staff will check with DPW about their plan for intersection transitions.

Chair Howard opened the Public Hearing.

Curt Setzer, representing Simeon Commercial Partners, presented information

about the proposed project.

Ted Korth, representing KSH Architects, presented images and information about the proposed project.

Rich Sharp, representing Studio 5 Design Inc., presented images and information about the proposed project.

Commissioner Howe asked staff for language related to a modified Condition of Approval (COA) for the pedestrian/bike path. Assistant Director Miner stated that if the adjacent property is redeveloped in the future a bike lane will be added along the south property line. Commissioner Howe asked the applicant for their comments. Mr. Setzer stated that the existing tenant at 470 Potrero Avenue must maintain their 39 parking spaces as part of their lease.

Commissioner Weiss asked the applicant about rainwater management for the proposed project. Mr. Sharp stated that all impervious roof and paving surfaces will be treated and that most of the walking surfaces will be permeable.

Commissioner Weiss asked the applicant why they used the City parking ratio instead of the PPSP parking ratio. Mr. Setzer advised that it was a design decision related to the addition of more open space than parking as well as feedback on parking ratios from companies in the City.

Commissioner Weiss asked the applicant about an amenities building or services for people using alternative transportation. Mr. Setzer stated that the tenant would be responsible for implementing services such as a gym and that the core design includes showers in both ground floor bathrooms.

Vice Chair Simons confirmed with Mr. Setzer that their intent is to incorporate artwork into the building. Mr. Setzer stated that they have preliminary ideas to incorporate artwork with the parking structure.

Vice Chair Simons asked the applicant about a cool roof treatment for the garage and office buildings. Mr. Korth stated that they will utilize a white colored roof for the buildings but that the garage does not have a roof.

Vice Chair Simons stated that parking requirements might change in the future and asked the applicant about planning a bike route. Mr. Setzer advised that due to the

existing lease complications and lack of connection it is not feasible and that the safer route may be along West Maude Avenue. Vice Chair Simons asked the applicant why it was included in phase one. Mr. Setzer stated that they received community benefits but that they do not control the adjacent parcels to provide a connection.

Vice Chair Simons asked the applicant about utilizing pervious asphalt or concrete. Mr. Sharp stated that they would be open to it but ideally would use all pavers.

Vice Chair Simons confirmed with Mr. Setzer that they would be amenable to include requirements to have showers installed in the ground floor bathrooms to support users of alternative transportation.

Commissioner Rheume asked the applicant about their plans for bathrooms as mentioned earlier. Mr. Setzer advised that they will have two cores to provide more than adequate services at 12 bathrooms per floor per gender.

Chair Howard stated his concern regarding access along N. Pastoria Avenue for bicyclists and suggested a potential COA to consider a Dutch style intersection design on Maude Avenue at Potrero Avenue and Pastoria Avenue.

Chair Howard clarified with Mr. Sharp that the landscaping sheet L.008 is missing the parking stalls due to a survey discrepancy.

Chair Howard closed the Public Hearing.

Commissioner Weiss asked staff about the status of the Peery Park shuttle. Assistant Director Miner commented that staff met with the Valley Transportation Authority (VTA) who will operate and manage the program. Assistant Director Miner advised that the route, advertising and other operational aspects will be determined in 2019 and that the service is expected to begin in early 2020.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 1 – a) Make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 4; b) make the Findings for the Peery Park Plan Review Permit and Sense of Place Fee in Attachment 4; and, c) approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting

Program in Attachment 7 and the recommended conditions of approval noted in Attachment 5.

Commissioner Howe stated that completion of the sidewalks in the area will be great, that the project is the right size and that the Airport Land Use Commission requirements have been met. Commissioner Howe commented that the project will be excellent for the area, that it has the right density and interaction and that the architecture between the two phases is complementary.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment to recommend that the applicant follow through on integrating art with the buildings. Commissioner Howe accepted the friendly amendment.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment to modify Condition of Approval (COA) BP-15 as presented by staff, to retain trees 330, 331, 332 and 334 as numbered on the site plan. Commissioner Howe accepted the friendly amendment.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment that the applicant work with City staff to maximize roof cooling by using energy efficient colors and materials. Commissioner Howe accepted the friendly amendment.

Commissioner Howe confirmed with Senior Planner Kuchenig that the proposed project will achieve LEED Gold and that potentially roof cooling may have been a method used to achieve those points.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment that pervious asphalt and concrete shall be used for the exterior areas. Commissioner Howe accepted the friendly amendment.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment that showers will be implemented on the first floor to support alternative transportation. Commissioner Howe accepted the friendly amendment.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment that the applicant will be required to add a bike lane along the southern portion of their project if the property at 470 Potrero Avenue redevelops in the future.

Commissioner Howe discussed the friendly amendment with Assistant Director

Miner and Vice Chair Simons. Assistant Director Miner recommended to include the redevelopment language so that staff will be involved.

Vice Chair Simons stated that the process during this hearing has been good and that the project's look will be a nice addition to the City. Vice Chair Simons noted his appreciation that the applicant wants to maintain as much mature landscaping as possible and that this will be a significant benefit. Vice Chair Simons stated that he can make the findings.

Commissioner Rheume stated that he can make the findings and will be supporting the motion. Commissioner Rheume noted his appreciation for the additional open space and the project's quality design. Commissioner Rheume thanked staff and the applicant for retaining the existing landscaping. Commissioner Rheume noted that it will provide a nice screen and walkway down N. Pastoria Avenue.

FRIENDLY AMENDMENT: Chair Howard offered a friendly amendment that staff shall consult with the Department of Public Works (DPW) to consider and determine the feasibility of "Dutch style" intersections on Maude Avenue at Potrero Avenue and Pastoria Avenue for improved bicycle and pedestrian safety. Commissioner Howe and Vice Chair Simons accepted the friendly amendment.

The motion carried by the following vote:

Yes: 5 - Commissioner Weiss
Chair Howard
Commissioner Howe
Vice Chair Simons
Commissioner Rheume

No: 0

Absent: 2 - Commissioner Olevson
Commissioner Harrison

Assistant Director Miner stated that this item goes to the City Council on December 4th, 2018.