

RESPONSE TO COUNCIL QUESTIONS RE: 8/16/2022 CITY COUNCIL AGENDA

Agenda Item #: 1

Title: Proposed Project: Related applications on a 1.25-acre site: DEVELOPMENT AGREEMENT (DA): Introduction of an Ordinance Approving and Adopting of a DA between the City of Sunnyvale and Gary Thon-Lon Hon and Nichole Ying Lin Hon, as trustees of the Hon Family Trust and Edward H. Leone Jr. LLC. SPECIAL DEVELOPMENT PERMIT (SDP): to demolish the existing buildings and construct a new 125,128 square foot four (4) story office building with two (2) levels of underground parking. Location: 480 and 490 S. Mathilda Avenue and 355 W. Olive Avenue (APNs: 209-28-008 and 052)

Council Question: The building elevations on sheets A3.01 and A3.02 of attachment 8 are incomplete. The right side of three of the elevations is blank, except for landscaping. Please provide complete elevations.

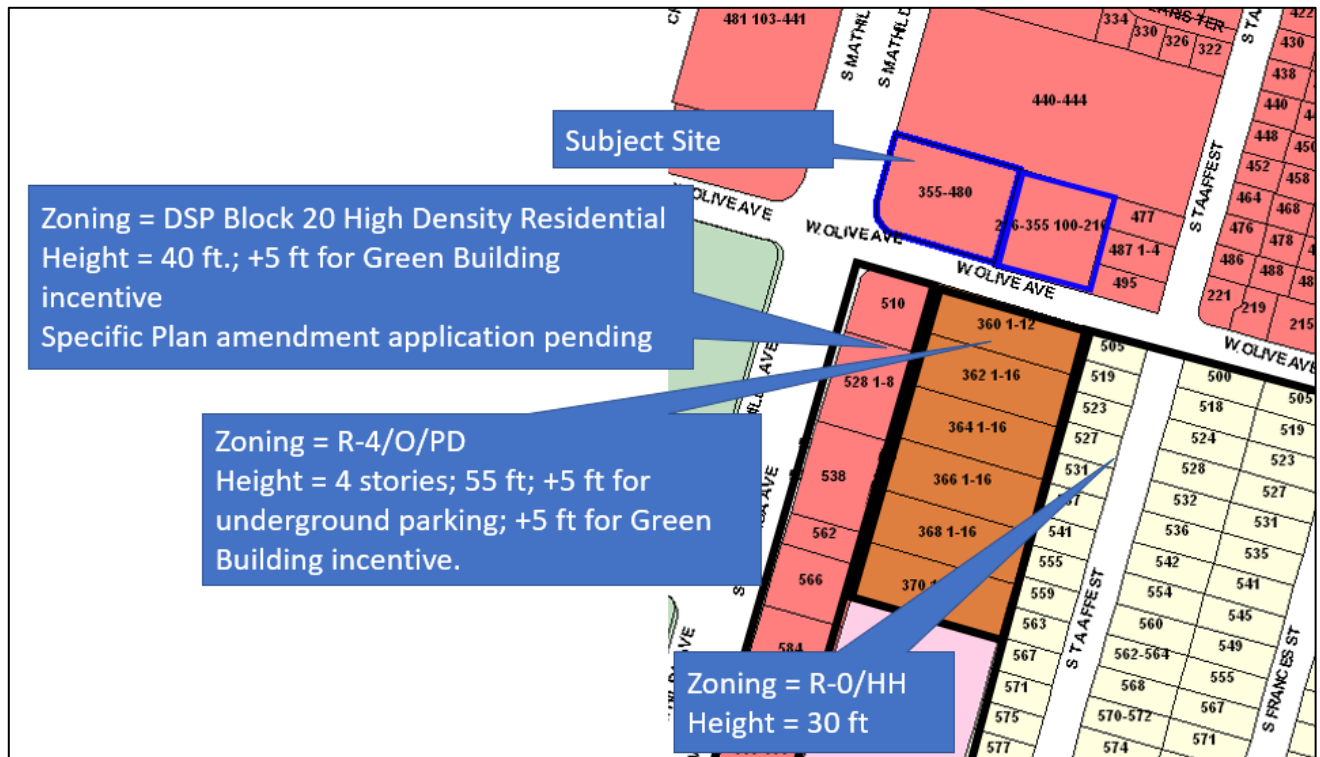
Staff Response: Complete elevations have been posted to Legistar (and are attached to this response). The paper copies should have complete pages.

Council Question: Condition of Approval EP-30 calls for a 13-foot-wide sidewalk on Mathilda (not including 6-inch curb) and a 6-foot-wide sidewalk on Olive. The Mathilda sidewalk will have several 4'x4' treewells. What is the clear width of the Mathilda sidewalk from treewell to curb?

Staff Response: Due to underground utility conflicts, this site has a non-standard configuration with the tree wells being placed at the back of sidewalk, adjacent to the building, instead of adjacent to the curb. The clear width of sidewalk from the back of curb to the edge of the tree grate is 9 feet. However, the tree grate itself is flush with the sidewalk, so a pedestrian will have another 18 inches of walking area on top of the tree grate.

Council Question: What is the zoning of the properties across Olive from the proposed development? What is the maximum building height and maximum FAR for that zoning?

Staff Response: The annotated map below shows the zoning districts of properties on the south side of Olive Avenue



Council Question: The Staff report says that “project would have an on-site staff to provide assistance with moving of tandem cars if needed.” However, I don’t see this in the conditions of approval, and it seems like the final building tenant wouldn’t necessarily deal with the issue. Does Staff suggest wording on adding it to the COAs?

Staff Response: Condition PF-6 Transportation Demand Management Program could be modified to state the following:

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:

The developer shall submit a final TDM for review and approval prior to occupancy of the new building. The TDM plan shall ensure that all parking is maintained on site and, if required, on-site staff shall assist with parking. [PLANNING AND PUBLIC WORKS]

Council Question: Did the applicant consider stackable parking instead of tandem spots to deal with parking issues?

Staff Response: The height of the 2-story garage did not allow enough clearance for stackable parking spaces. They would have to do a deeper profile to accommodate stackers, which would require additional excavation.

Council Question: Is there an expected timeline for forming a Downtown TMA? What are the thresholds to start the program?

Staff Response: There is not an expected timeline for the formation of a Downtown Transportation Management Association (TMA). It is a follow up item from the parking study that was done as part of the Downtown Specific Plan (DSP) update in 2020. Staff anticipates spending time on this item in 2023.

Council Question: Did staff evaluate queuing for potential left turn (going eastbound on Olive) going into the building? Does a potential redevelopment of the property on the south side of Olive have a similar driveway issue?

Staff Response: During the peak hour, we are anticipating an average of 3-4 vehicles per minute entering the site. The transportation analysis assumed that all of these vehicles would be coming from Mathilda to assure adequate queuing space. The volume of traffic on westbound Olive is approximately 180 vehicles per hour or 3 vehicles per minute during the peak AM period, which would not result in significant backup of traffic waiting to enter the underground parking due to conflicts. The driveway of the property on the south side of Olive is approximately 120-130 ft. east of the proposed driveway for 480/490 Mathilda which provides for 6-7 vehicle lengths of queuing between the 2 driveways. The volume of traffic along Olive is very low during the peak hour and the presence of the proposed office building driveway on Olive should not cause queueing or safety problems.

Council Question: How are the funds collected for the Community Benefit Fund contribution for this project expected to be allocated?

Staff Response: Community Benefits are negotiated as part of a development agreement. The community benefit contribution must be paid prior to issuance of a building permit as stated in section 4.2.1 of the Development Agreement (Attachment 2 to the report, page 16 of 38). The City Council has full authority on how and when Community Benefit funds are used. Under current Council protocols, the funds are added to a Community Benefit sub-fund in the City's Capital and Infrastructure Projects (CIP) budget as these funds are intended for one-time use, not operations. The sub-fund was established in the in FY 2017/18.

Council Question: I see Conditions of Approval to install at the garage entry/exit an audible and visual vehicular warning system to alert pedestrians of vehicles coming up the garage ramp. What are the visual/audible measures and detection of pedestrians to warn the cars exiting that there are potential (or detected) pedestrians/cyclists entering the garage exit area?

Staff Response: The warning system is to warn sidewalk users that a car is driving up the ramp from the underground parking. This was requested due to the reduced visibility of sidewalk users approaching the driveway from either side. The system would detect vehicles exiting the underground garage driving up the ramp and would activate a visual sign and an audible tone to alert sidewalk users of the potential conflict. As part of the ramp design, we will require a sign warning motorists to watch for crossing bicyclists or pedestrians.

Council Question: Is the surface on the east side of the project permeable?

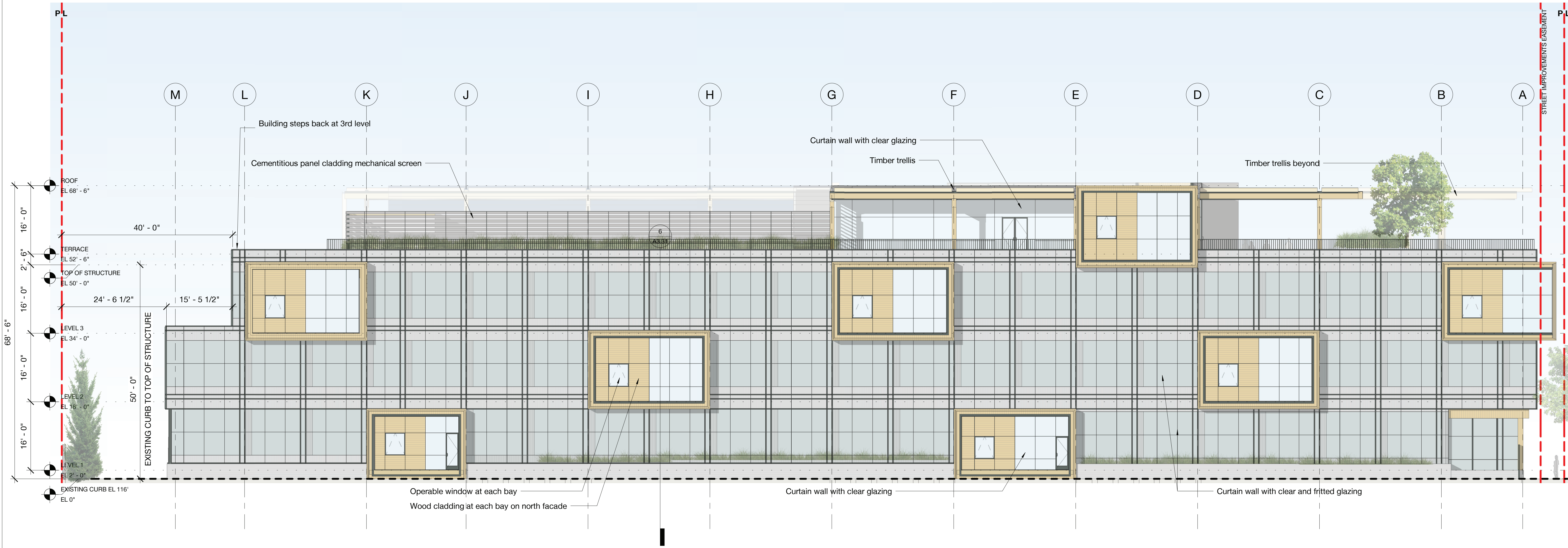
Staff Response: A small portion of the east property line is permeable for the evergreen screening trees. The remaining area is above the underground garage and not permeable.

Council Question: Is there a public art requirement for this project site?

Staff Response: The site is not subject to the art in private development requirement as the site is less than two acres (and not at a specified intersection).

Council Question: How is use of the Community Benefit Fund tracked and reported? Where does this fund appear in the City Budget? What has the Community Benefit Fund been used for recently?

Staff Response: The funds are tracked in a Community Benefit sub-fund in the City's CIP budget. In FY 2020/21, \$5.9 million was transferred to the Infrastructure Fund for the Civic Center Modernization project and \$3.8 million in FY 2021/22. The remainder of fund balance is set aside for future projects starting in FY 2022/23.



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH (OLIVE ST) ELEVATION
3/32" = 1'-0"

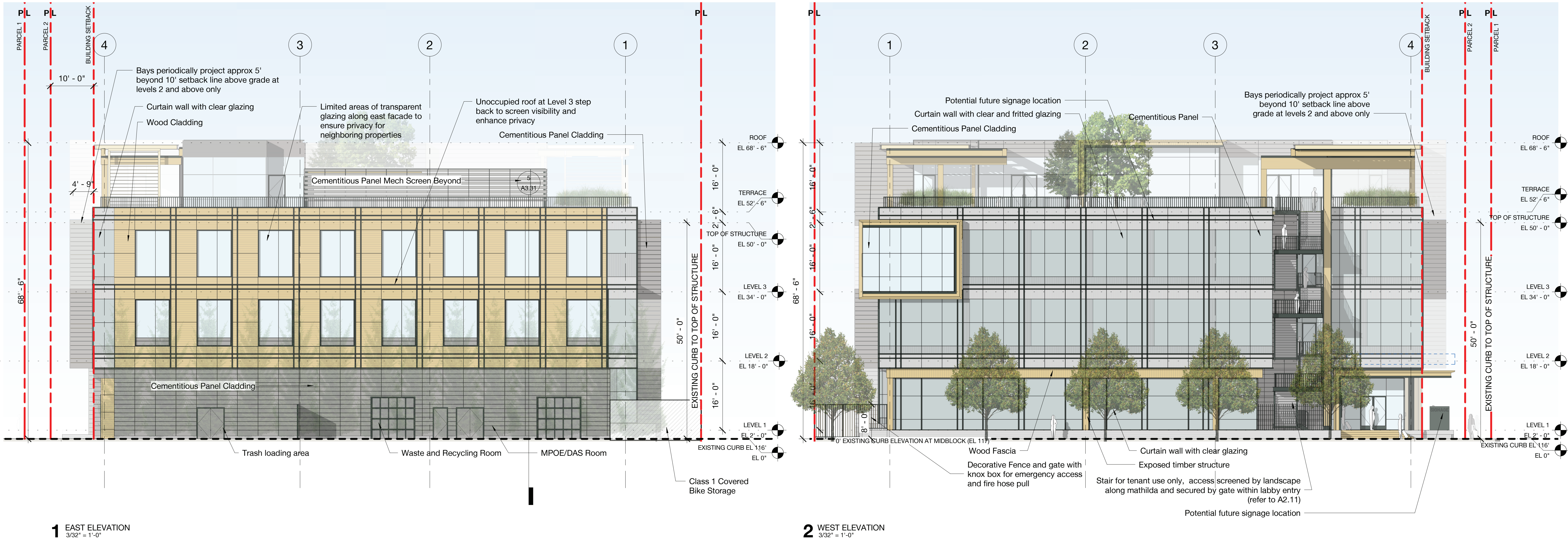
GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4/13/21	Planning Submittal	
2	6/23/21	CEQA PLANS	
3	7/02/21	Planning Resubmittal	
4	1/19/22	Planning Resubmittal	
5	3/22/22	Planning Resubmittal	
6	4/26/22	Planning Resubmittal	
7	5/23/22	Planning Resubmittal	

N/S BUILDING ELEVATIONS

JOB NO. 2012	SHEET NO. A3.01 OF SHEETS
DATE: 05/23/22	
DRAWN: Author	
CHECKED: Checker	
ISSUE: Schematic Design	



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E/W BUILDING ELEVATIONS

JOB NO. 2012	SHEET NO. A3.02 OF SHEETS
DATE: 05/23/22	
DRAWN: Author	
CHECKED: Checker	
ISSUE: Schematic Design	