

3 **14-0543** **File #:** 2013-7860
Location: 479 N. Pastoria Avenue (APN: 165-30-002):
Zoning: M-S (Industrial and Service) Zoning District
Proposed Project: Consideration of an application for a 2.17-acre site:
 USE PERMIT to allow a new 52,394 square foot, four-story office/R&D building and a two-level parking structure resulting in approximately 55% Floor Area Ratio.
Applicant / Owner: ArchiRender Architects / Peery-Arrillaga
Environmental Review: Mitigated Negative Declaration
Staff Contact: Noren Caliva-Lepe, 408-730-7659, ncaliva-lepe@sunnyvale.ca.gov

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Harrison and Ms. Ryan discussed whether the applicant considered sharing the parking garage of the proposed project with other buildings on the street.

Vice Chair Olevson confirmed with Ms. Ryan that the project exceeds minimum Green Building requirements, and that it is common for developers to apply slurry seal to the street pavement around projects. Vice Chair Olevson commented on the helpfulness of the addition to the Balanced Growth Profile chart the applications that have been approved but not yet complete.

Comm. Klein asked for verification of the Floor Area Ratio (FAR), to which Ms. Ryan responded that she would rerun the numbers and return an answer shortly.

Comm. Simons discussed with Ms. Ryan a master plan in progress for offering purple pipe to the City as an option for irrigation, and discussed the style of architecture of the proposed project.

Chair Melton verified with Ms. Ryan that the proposed building conforms with the Bird-Safe Building Design Guidelines.

To answer Comm. Klein's earlier question, Ms. Ryan said the FAR is 55%.

Chair Melton opened the public hearing.

Huiwen Hsiao, the project architect, presented illustrations of, and discussed changes to, the site layout of the proposed project since it was last reviewed by the Planning Commission.

Comm. Klein and Mr. Hsiao discussed the architecture of the parking structure.

Larry Alba, a Sunnyvale resident, discussed his concern with the emergency drought and asked the Planning Commission to not approve the project.

Chair Melton closed the public hearing.

Comm. Klein confirmed with Ms. Ryan that staff thinks the condition regarding changes to the garage structure should remain in the Conditions of Approval (COA).

Comm. Klein moved to recommend to City Council, Alternative 1 to adopt the Mitigated Negative Declaration and approve the Use Permit with the recommended Conditions of Approval.

Vice Chair Olevson seconded.

Comm. Klein said the Commission has seen this project several times, and is sorry to see the underground parking go away. He said he understands the costs of underground parking, but that the size and level of the parking garage is low and most of the parking garages the Commission has seen are multiple stories and very obvious. He said this one is at the rear of the property and split level and according to all calculations it suffices for the required parking of the site. He said the changes and accents the applicant has added still do not make it flow in conjunction with the front building, and that he likes the architecture of the main building which has an innovative design and interesting architecture. He said he is glad staff sees there are ways to go whether with additional glass on that building or other structures and posts to make the accents larger and not just located in one point. He said he was able to make the findings, that the site is underutilized and he thinks the project will create a nice sense of balance in that area. He said it adds a uniquely architected building which livens up the street and improves the sidewalks, which the site has been lacking for some time. He commented to staff that he hopes we move quickly with the recycled water purple pipe as part of the Peery Park Specific Plan so requirements of water within the site will be reduced dramatically because the landscaping will receive recycled water. He said overall this is a fairly good project and looks forward to it going forward.

Vice Chair Olevson said he will be supporting the project, and that it has evolved over the time it has been reviewed and the applicant has tried to accommodate the concerns of the Commissioners. He said one concern he still has is the facade on the parking garage, and he thinks the half-down half-up design goes a long way to

eliminating a large, two-story box, but he does not think it would take much to add some of the color and horizontal lines to the parts of the garage that would clearly tie it in with the other structure. He said he is encouraging the applicant and staff to consider minor modifications to make it work, and that the overall project has been vetted well and the applicant has done a good job trying to accommodate the requirements.

Comm. Rheume said he will be supporting the motion, likes the design of the project and thinks it will be a nice addition to the City. He said he is not concerned with the parking structure as it is in the back of the site, half underground and only two levels. He said if the garage was four-to-five stories he would be more concerned, and that he is confident that the applicant working with staff on further modifications will be sufficient.

Comm. Harrison said she will be supporting the project and can make the findings. She said she too is disappointed that there will be no underground parking, but understands the applicant's reasoning. She said if the parking structure was four stories tall it would be over-parked for that building, but that it is right in the center of the Peery Park District, and if there was a way to accommodate shared parking it would relieve the pressure that might occur with other buildings as they develop. She added that if the parking is underground it is not absorbing heat and radiating it into the area, and an alternative would be to add another level that has a green roof or a landscaped area in which people could congregate and it would mitigate some of the negative effects, however, she said she understands that it is expensive.

Comm. Simons said regarding the accents to the garage, the walkway is a beginning, and he is hoping that an extension of color along the railing on the west side of the garage can be considered a solution. He said the work done on the steps is insufficient and a simple solution is the addition of color to the railing, but that it is a decision to be made by staff. He said he is concerned about large stretches of concrete and it is too bad that there are no requirements for reflective coatings for surfaces added with large amounts of square footage in the City, which he hopes will be considered in the future. He said he does not see how that would be a cost issue or impede development in Sunnyvale and that we do have a heat well issue. He said he was not here for the first round of this building but he sees that there have been improvements and he appreciates the Planning Commission working with the developer on those.

Chair Melton said he can make the findings and will be supporting the motion.

MOTION: Comm. Klein moved to recommend to City Council, Alternative 1 to adopt

the Mitigated Negative Declaration and approve the Use Permit with the recommended Conditions of Approval. Vice Chair Olevson seconded. The motion carried by the following vote:

Yes: 6 - Chair Melton
Vice Chair Olevson
Commissioner Harrison
Commissioner Klein
Commissioner Rheaume
Commissioner Simons

No: 0

Absent: 1 - Commissioner Durham