



**DATE:** May 11, 2016

**TO:** Members of the Sustainability Commission, Bicycle and Pedestrian Advisory Commission, and Heritage Preservation Commission

**FROM:** Amber Blizinski, Principal Planner, Community Development Department

**RE:** Draft Peery Park Specific Plan and Environmental Impact Report

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### **Background**

The Peery Park Specific Plan (PPSP) is an area-wide plan to guide public and private investment activities within the 450 acre area known as the Peery Park District (PPD). The PPD is located in the northwest part of the City and is roughly bounded by California State Route 237 to the north and northwest, Mathilda Avenue to the east, the Caltrain line to the South, and Mary Avenue to the west. A map of the PPD is **Attachment 1**.

The PPD was primarily developed in the 1960s and 1970s with one-story office and industrial buildings. The PPD is currently poised for redevelopment and is experiencing strong demand for new office and industrial uses. The City of Sunnyvale kicked off the PPSP project by hiring a consultant, Freedman, Tung & Sasaki, in July of 2013 and now after multiple community meetings, meetings with key stakeholders, and study sessions with the Planning Commission and City Council the draft PPSP and draft Environmental Impact Report (DEIR) are available for public review.

### **Format for Review of the Documents and the Public Hearing**

- Each Commissioner is responsible for reading the sections of the documents that pertain to their Commission's role.
  - Staff has suggested which sections the Commissioner's should read in **Attachment 2**.
    - These are suggestions, any portion beyond these that the Commissioner feels is still within their purview is also available.
  - The reading material can be found on the project webpage: [PeeryPark.InSunnyvale.com](http://PeeryPark.InSunnyvale.com)
- Planning Staff will give a brief presentation at the Public Hearing and will be available for questions on the draft documents.
  - Questions on the DEIR will be limited to technical questions as we are within the 45-day Public Review period and questions and comments are responded to formally in the Final EIR.

- Additional information on this process and CEQA can be found in **Attachment 3.**
- The Commission may then open the public hearing to receive comment from the public.
  - This comment will be recorded by Planning staff and will be included in the Response to Comments in the DEIR.
- Once the Commission has completed the public comment portion of the hearing, staff will ask that the Commission continue their discussion of the documents by separating the Specific Plan from the DEIR. This will help staff record comments on the PPSP and DEIR separately which is necessary since we want to capture the DEIR comments for the Final EIR.
- The Commission will then make formal comments on both documents separately.
  - Formal comments should pertain to the Commission's role and purview.
- Finally, individual Commissioners (and the public) are welcome to make comments on the PPSP (and the DEIR) in sections that do not necessarily match the focus or role of their Commission; those comments should be written (e-mail or mail) and delivered to staff prior to June 13<sup>th</sup> at 5 p.m. The Notice of Availability (**Attachment 4**) provides the information on submitting written comments

**Attachment**

1. Map of the Peery Park District
2. Suggested Readings Pertaining to Each Commission's Purview
3. Information about the California Environmental Quality Act (CEQA) and the Commissioner's Roles in this Part of the Process
4. Notice of Availability for the Peery Park Specific Plan

**City of Sunnyvale**  
Peery Park Area Map

SR-227

US-101

ALMADEN AV

PALOMAR AV

PASTORIA AV

Vaqueros Av

DEL REY AV

MAUDE AV

POTRERO AV

HERMOSA CT

HERMOSA AV

CENTRAL EXPRESSWAY

SHIRLEY AV

LORIE AV

CALIFORNIA AV

LA MESA TR

PALMARO AV

SHIRLEY TR

ALPINE TR

ASILOMAR TR

BIDWELL AV

MUENDER AV

COOLIDGE AV

STORIA AV

BEEMER AV

ANGEL AV

LAUREL AV

ANCHOR AV

MAUDE CT

BENICIA AV

MACARA AV

CORTE MADERA CT

CORTE MADERA AV

AND NUNO AV

ESCALON CT

ESCALON AV

CHULA VISTA TR

BUENA VISTA AV

R3-PD

R4

R4-PD

R4-PL

MS-100% (Futures Site B)

MS-70% (Futures Site C)

MS-70%

MS-100% (Futures Site F)

MS-POA

MS

MS-PD

Legend:

- Sunnyvale City Boundary
- Other City Boundaries
- Peery Park District
- Combining Districts
  - PD - Planned Development
  - S - Single Story
  - O - Office
  - O-PD - Office/Planned Development
  - HH - Heritage Housing
  - ECR - El Camino Real
  - POA - Places of Assembly
  - POA/PD - Places of Assembly/Planned Development
  - FAR50 - 50% FAR
  - FAR55 - 55% FAR
  - FAR70 - 70% FAR
  - PD70 - 70% FAR/PD
  - FAR100 - 100% FAR
  - PD100 - 100% FAR/PD
  - ITRR1.7 - Industrial to Residential (Low-Medium)
  - ITRR3 - Industrial to Residential (Medium)
  - ITRR4 - Industrial to Residential (High)
  - MU - Mixed Use
- Zoning Districts
  - R1 - Low Density Residential
  - R0 - Low Density Residential
  - R1.5 - Low Medium Density Residential
  - R1.7 - Low Medium Density Residential
  - R2 - Low Medium Density Residential
  - R3 - Medium Density Residential
  - R4 - High Density Residential
  - R5 - High Density Residential and Office District
  - RMH - Residential Mobile Home
  - MS - Industrial and Service
  - M3 - General Industrial
  - MPT - Moffett Park T.O.D.
  - MPI - Moffett Park Industrial
  - MPC - Moffett Park Commercial
  - O - Administrative and Professional Office
  - C1 - Neighborhood Business
  - C2 - Highway Business
  - C3 - Regional Business
  - C4 - Service Commercial
  - PF - Public Facilities
  - DSP - Downtown Specific Plan
  - LSP - Lakeside Specific Plan
  - Sphere of Influence

ZONING DISTRICTS ARE SUBJECT TO CHANGE BY CITY COUNCIL ACTION. PLEASE CHECK WITH THE CITY PLANNER TO CONFIRM ZONING DESIGNATION.

**Suggested Pages Pertaining to Each Commission's Purview**

**Sustainability Commission – Public Hearing on May 16<sup>th</sup>**

- Specific Plan
  - Book 1
  - Book 2: 49-51, 68
  - Book 3: 106-111, **115-117**
  - Book 4: 119-121, 126-132, 134-141
- Draft Environmental Impact Report
  - Executive Summary
  - 1.0 Introduction
  - 2.0 Project Description
  - 3.2 Air Quality
  - 3.4 Greenhouse Gases
  - 5.0 Alternatives
- Community Benefits Table (Corresponds to the Specific Plan document)

**Bike & Pedestrian Advisory Commission – Public Hearing on May 19<sup>th</sup>**

- Specific Plan
  - Book 1
  - Book 2: 49-51
  - Book 3: 106-111
  - Book 4
- Draft Environmental Impact Report
  - Executive Summary
  - 1.0 Introduction
  - 2.0 Project Description
  - 3.10 Transportation, Circulation and Traffic
  - 5.0 Alternatives
- Community Benefits Table (Corresponds to the Specific Plan document)

**Heritage Preservation Commission – Public Hearing on June 1<sup>st</sup>**

- Specific Plan
  - Book 1
  - Book 4
- Draft Environmental Impact Report
  - Executive Summary
  - 1.0 Introduction
  - 2.0 Project Description
  - 3.3 Cultural Resources
  - 5.0 Alternatives
- Community Benefits Table (Corresponds to the Specific Plan document)

**General Information about the California Environmental  
Quality Act (CEQA)**

Staff understands that CEQA can be a little confusing; we hope the following general information about the process will help Commissioners by clarifying the decision-making process for considering the proposed Peery Park Specific Plan (PPSP) project.

CEQA was enacted in 1970 and requires local government agencies to consider the environmental impacts of a project, prior to taking action on the project. An EIR is the most comprehensive form of environmental documentation identified in CEQA. Environmental Impact Reports (EIR) are intended to provide an objective analysis of the environmental impacts of a project, and help inform decision-makers and the public.

During the public comment period of the draft (D)EIR, it is helpful to staff to receive comments regarding the adequacy of the DEIR. For instance, have the potential impacts been adequately considered? Is the data used in the analysis accurate? Is a reasonable range of alternatives to the project considered? After the public comment period, comments related to the DEIR will be compiled and responses will be prepared. Responses to comments will become part of the Final EIR. Public hearings to consider the Final EIR will then be held, ultimately going before the City Council for final certification.

It is important to note that an EIR does not approve or disapprove a project, but rather helps to support informed decision-making. Separate actions to consider the PPSP itself will also be required. In these actions, other non-CEQA related impacts will be discussed. The City Council may decide to certify the EIR, but may still decide to modify the PPSP if they feel it does not meet certain community standards.

More information about CEQA can be found at the link below.

<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/Planning/Planning%20Library/CEQAInfo.pdf>





**NOTICE OF AVAILABILITY**  
**Draft Environmental Impact Report for the**  
**Peery Park Specific Plan**  
**Planning Project # 2013-7653**  
**State Clearinghouse #2015062013**

**45-Day Public Review Period:**  
**April 29, 2016 through June 13, 2016**

**Project Location**

The Peery Park Specific Plan (Project) is proposed for Peery Park, an existing light industrial district in the northwestern portion of the City of Sunnyvale in Santa Clara County. The Project area is roughly bounded by State Route 237 (SR 237) to the north and northwest, Mathilda Avenue to the east, and the Southern Pacific Rail line to the south (Figure 2). Downtown Sunnyvale is located to the southeast of Peery Park and provides transit and retail services to Peery Park. The Project area is approximately 450 acres.

**Project Description**

The Project consists of the proposed adoption of a Specific Plan to guide future development and redevelopment within the Project area. The purpose of the Project is to provide the City, community members, property owners, and businesses with a guide for future development in the Project area. The Project proposes a general vision and broad policies to guide development for the next 20 years. The Project would provide goals, policies, development regulations and design guidelines to regulate new development, including building height, mass, and form, within six subdistricts of the Project area.

**Identified Potential Environmental Impacts:**

- Aesthetics and Visual Resources
- Air Quality
- Cultural Resources and Historic Structures
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation, Circulation, and Traffic
- Utilities and Infrastructure

**Comments should be provided in writing no later than 5:00 P.M, on June 13, 2016 to:**

City of Sunnyvale  
Department of Community Development  
Attn: Amber Blizinski, Principal Planner  
456 West Olive Avenue  
Sunnyvale, CA 94088-3707  
or  
ablizinski@sunnyvale.ca.gov

**Public Hearing**

**Planning Commission** Hearing on **Monday, May 23, 2016 at 8:00 P.M.**, Council Chambers, City Hall, 456 W. Olive Avenue, Sunnyvale CA 94086. The purpose of the meeting will be to gather public input on the Draft Environmental Impact Report for the Peery Park Specific Plan Project. After all comments have been received, a Final EIR will be prepared and additional public hearings will be held. Additional information can also be found on the project webpage: [www.PeeryPark.InSunnyvale.com](http://www.PeeryPark.InSunnyvale.com). Information on the California Environmental Quality Act (CEQA) and the EIR process can be found on the City website:

<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/Planning/Planning%20Library/CEQAInfo.pdf>.

Staff Contact: Amber Blizinski, [ablizinski@sunnyvale.ca.gov](mailto:ablizinski@sunnyvale.ca.gov) or (408) 730-2723

**Available Copies**

Copies of this document are available for review at the City of Sunnyvale Library, the City of Sunnyvale One Stop Permit Center, the City of Sunnyvale Community Center and on the project webpage:  
[www.PeeryPark.InSunnyvale.com](http://www.PeeryPark.InSunnyvale.com)