

4 [16-0132](#)**File #:** 2015-7275**Location:** 1111 Lockheed Martin Way (APNs: 110-01-036 and 110-01-038)**Proposed Project:** Discussion and possible actions on:**MAJOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT**

to demolish existing buildings and construct five eight-story buildings, two four-story parking structures, one-five-story parking structure and a two-story amenities building resulting in approximately 1.65 million square feet of office use.

DEVELOPMENT AGREEMENT Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and MT II LLC (Jay Paul Company)

Environmental Review: A Subsequent Environmental Impact Report (SEIR) has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Applicant / Owner: MT II, LLC (Jay Paul Company)

Staff Contact: Margaret Netto, 408-730-7628,
mnetto@sunnyvale.ca.gov

Project Planner Margaret Netto presented the staff report.

Commissioner Klein confirmed with Ms. Netto that the rooftop amenities are optional because staff believes tenants are likely to utilize them more at ground level.

Vice Chair Harrison confirmed with Ms. Netto that the minimum parking lot shading percentage would be met, and confirmed with Planning Officer Andrew Miner that the conditions require any interior tenant improvements to meet current LEED platinum requirements, but that they may not meet the next version of LEED platinum.

Commissioner Olevson noted that Attachment 6 incorrectly states that the Planning Commission met on March 28 to consider the EIR for this project. Planning Officer Miner noted that the hearing took place on April 22 and that staff would make that correction to the document.

Commissioner Weiss discussed including charter buses in the TDM, whether to add a condition to require the use of pervious paving used wherever possible to minimize runoff and whether photovoltaic-generated or solar energy would be used on the roof of the building.

Commissioner Simons confirmed with staff the width of the proposed public sidewalks and that bicyclists will share paths with pedestrians and that staff is amenable to dedicating more space for bicyclists and pedestrians between 5th

Street and 11th Avenue. Commissioner Simons discussed encouraging the integration of artwork into the buildings and confirmed that staff is amenable to adding a condition for a wayfinding system in the signage plan, and that the project will have to comply with requirements to keep stormwater onsite. Ms. Netto noted that the data table incorrectly lists the proposed pervious surface percentage as impervious.

Chair Melton confirmed with Ms. Netto that the term of the Development Agreement is 15 years with one potential renewal period of five years. Chair Melton commented on his concern that the wording of the Agreement could potentially provide a loop providing the applicant multiple five year extensions and he asked staff to double check whether the document clearly states its objective regarding the term.

Chair Melton opened the Public Hearing.

Applicants Janette D'Elia, with Jay Paul, and Tom Gilman, with DES Architects, provided information about the project application.

Commissioner Weiss confirmed with Ms. D'Elia that one percent of power for the amenities building will come from photovoltaics, and that the recycled content materials used for construction will come from the existing building.

Applicants Janette D'Elia and Tom Gilman provided additional information about the project.

Chair Melton closed the Public Hearing.

MOTION: Commissioner Simons moved Alternatives 1, 3, and 5: Make the Findings required by CEQA, Adopt a Statement of Overriding Considerations and Mitigation Monitoring Program as contained in Attachment 8; Approve the Major Moffett Park Special Development Permit with modified conditions of approval; and, Introduce an ordinance approving and adopting a Development Agreement between the City of Sunnyvale and Moffett Towers II, LLC (Jay Paul Company) as contained in findings for approval in Attachment 5 of the report and Draft Ordinance in Attachment 6 of the report:

- 1) Modify BP-12 to require that any new landscaping for trees be native large species trees appropriate for the local plant zone and to consider recycled water for irrigation;
- 2) Separate the bicycle and pedestrian pathway with ten feet for two bike lanes and eight feet for a pedestrian pathway;

- 3) Add to BP-28, as proposed by staff, to require future tenant improvements to meet current LEED Platinum level;
- 4) Encourage staff and the applicant to include the green rooftop;
- 5) For BP-11 encourage staff, the Arts Commission and the applicant to consider integrating artwork into the buildings;
- 6) For BP-25 increase the bicycle parking 25 percent;
- 7) Add a dedicated wayfinding system to the signage plan for the main pedestrian pathway with direction to the closest light rail stations; and,
- 8) Use pervious concrete and asphalt on roads and paths as appropriate.

Planning Officer Miner clarified the modification that would separate the bicycle and pedestrian pathway with Commissioner Simons, and Mr. Miner noted that there are no dedicated bike lanes on site. Commissioner Simons withdrew modification 2.

The motion died for lack of a second.

MOTION: Commissioner Simons moved and Commissioner Rheume seconded the motion for Alternatives 1, 3, and 5. Make the Findings required by CEQA, Adopt a Statement of Overriding Considerations and Mitigation Monitoring Program as contained in Attachment 8; Approve the Major Moffett Park Special Development Permit with modified findings or conditions of approval; and, Introduce an ordinance approving and adopting a Development Agreement between the City of Sunnyvale and Moffett Towers II, LLC (Jay Paul Company) as contained in findings for approval in Attachment 5 of the report and Draft Ordinance in Attachment 6 of the report.

- 1) Require that any new landscaping for trees be native large species trees appropriate for the local plant zone;
- 2) Add to BP-28 as proposed by staff to require future tenant improvements to meet current LEED Platinum level;
- 3) Encourage roof top green space;
- 4) Encourage the Integration of artwork into the building construction throughout the campus;
- 5) For BP-25 increase the bicycle parking 25 percent;
- 6) Use of pervious concrete and asphalt for the hardscape around the project.

Commissioner Simons noted that he would be amenable to increasing the TDM level, and said the modifications are in keeping with building world class amenities for the kinds of companies Silicon Valley is known for.

Commissioner Rheume said he supports the motion and can make the findings. He said this is a great spot for high density commercial space and commended the applicant for the percentage of green space proposed in this urban forest and for saving and replanting many onsite trees.

Commissioner Klein said he supports the motion and can make the findings. He said he likes the vision for the project and for the landscaping, and that he is overwhelmed by the number of trees that are proposed for relocation. He said some trees are very impressive and he hopes the applicant can relocate as many as possible to maintain the urban forest.

Commissioner Olevson said he supports the project and can make the findings. He said parts of the area are not considered first class and he is pleased that it will be transformed.

Commissioner Weiss commended the applicant for greatly improving the appearance of the buildings and making them more architecturally diverse and interesting as seen from different parts of the business campus and highways. She

also commended the applicant for reaching LEED platinum and increasing the green open space.

FRIENDLY AMENDMENT: Vice Chair Harrison offered a friendly amendment to require the use of pervious concrete unless it decreases the LEED points. Commissioners Simons and Rheume accepted.

Vice Chair Harrison said she supports the motion and can make the findings. She said the buildings are very pretty and she appreciates the variety and consistency. She said she loves the forest park and thanked the applicant for considering native trees tolerant of recycled water.

Planning Officer Miner clarified the motion with Chair Melton.

Chair Melton said he supports the motion and can make the findings. He said the Development Agreement and the funds that will help with traffic under 237 and Mathilda will be great projects for Sunnyvale.

The motion carried by the following vote:

Yes: 7 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheume
Commissioner Simons
Commissioner Weiss

No: 0

5 [16-0531](#) Review Planning Program Budget and Fees for FY 2016-17

Commissioner Olevson moved to continue the item to the next regularly scheduled meeting. Comm. Simons seconded.

Motion carried by the following vote:

Yes: 4 - Commissioner Olevson
Commissioner Rheume
Commissioner Simons
Commissioner Weiss

No: 3 - Chair Melton
Vice Chair Harrison
Commissioner Klein