

- 5 [16-0272](#) **File #:** 2015-7400
Location: 1184 N. Mathilda Avenue (APNs: 110-25-042, 110-25-49, and 110-25-55)
Zoning: Moffett Park Specific Plan Transit Oriented Development (MP-TOD)
Proposed Project: Related applications on a 19.31-acre site:
 SPECIAL DEVELOPMENT PERMIT: to demolish a portion of the existing surface parking and construct a new 248,259 square foot, five story office building over three stories of parking with additional rooftop and underground parking and reconfiguration of the surface parking lots within the existing office campus.
Applicant / Owner: FSP-Sunnyvale Office Park, LLC (owner) /Jeffery Jacobsen, CommonWealth Partners (applicant)
Environmental Review: Mitigated Negative Declaration
Project Planner: Margaret Netto, Project Planner, (408) 730-7628, mnetto@sunnyvale.ca.gov

Project Planner Margaret Netto presented the staff report.

Commissioner Klein verified with staff the number of parking floors and their location above or below ground and confirmed that the height of the proposed building does not exceed allowed height.

Vice Chair Harrison confirmed with Planning Officer Miner that the two safety officer positions proposed to be funded by the project are in addition to positions funded by previously considered projects, and discussed how the transfer of development rights would occur after the development reserve is exhausted. Vice Chair Harrison confirmed with Senior Assistant City Attorney Rebecca Moon that CEQA rules limit the mitigation for traffic resulting from a project to the TIA.

Planning Officer Miner announced that Principal Transportation Engineer Carol Shariat is in attendance to answer traffic questions.

Commissioner Olevson verified with Planning Officer Miner that the proposed project would be to the east of Mathilda and discussed why three addresses are associated with one site. Commissioner Olevson discussed with Project Planner Netto whether consideration was given to saving onsite trees by moving and replanting them, and he confirmed with Principal Transportation Engineer Shariat that monetary penalties are used by the City to enforce a TDM plan.

Commissioner Rheaume confirmed with Principal Transportation Engineer Shariat that LOS F rated intersections at Mathilda and Moffett Park and Bordeaux and

Moffett Park will have impacts reduced to less than significant levels after the Mathilda 237 interchange project is completed and that TIF fees from the proposed project would help implement the interchange project. Commissioner Rheume inquired about the amount of development reserve at the nearby Juniper site and clarified how a transfer of development rights could occur. Commissioner Rheume confirmed with Project Planner Netto the location and type of 60-70 inch box trees proposed for the site.

Commissioner Klein confirmed with Planning Officer Miner that the application will be considered by City Council for approval of an additional ten percent FAR via a community benefit element and discussed how community benefit elements are negotiated.

Chair Melton opened the Public Hearing.

Applicants Jeffrey Jacobsen and Steve Worthington provided information about the proposed project.

Commissioner Rheume confirmed with staff that pedestrian safety improvements at the 5th and Mathilda Avenues intersection were not requested.

Chair Melton closed the Public Hearing.

Planning Officer Miner noted that the Commission could add a COA for pedestrian safety improvements at the 5th and Mathilda Avenues intersection.

MOTION: Commissioner Rheume moved and Commissioner Klein seconded the motion to recommend to City Council Alternative 2: Make the required CEQA findings set forth in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Major Moffett Park Special Development Permit with recommended findings in Attachment 3 and modified Conditions of Approval:

1) Evaluate measures for improving pedestrian safety at the Mathilda Avenue and 5th Avenue intersection.

Commissioner Rheume said the project is close to transit and he appreciates that the applicant listened to the Commission's recommendations during the study session. He said he is glad that the applicant has proposed preserving trees and that 60-70 inch box trees are included in the plan.

Commissioner Klein said he can make the findings and that he appreciates that the project meets LEED gold certification, proposes the use of purple pipe, and the

applicant's responsiveness to concerns about trees, incorporating art into the building and saving the urban forest. He said the community benefit of funding two new safety officers for fire station five is a long term benefit for the area, and that he is happy that the project will have a roof top garden and one floor of underground parking.

Commissioner Olevson said he is supporting the motion and can make the findings for the Special Development Permit and Mitigated Negative Declaration. He said the project design is interesting and will be a visual improvement to the Moffett Park area.

Vice Chair Harrison said she is supporting the motion and appreciates the integrated art work, the green roof and purple pipe. She said the applicant is paying a substantial TIF fee to address additional traffic and she is happy with the added modification to ensure public transit is even more attractive and usable.

Chair Melton said he is supporting the motion and that this is a quality project with a nice community benefit. He said he appreciates that the project is close to transit, is proposed to have a roof top garden and is integrated with other buildings on the campus. He said he also appreciates the preservation and addition of trees and the basket weave architecture.

The motion carried by the following vote:

Yes: 5 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheaume

No: 0

Absent: 2 - Commissioner Simons
Commissioner Weiss