

Absent: 1 - Commissioner Weiss

1. B [17-0289](#) Approve Planning Commission Meeting Minutes of February 27, 2017

Commissioner Howe moved and Vice Chair Rheaume seconded the motion to approve item 1. B on the Consent Calendar - Approve Planning Commission Meeting Minutes of February 27, 2017.

The motion carried by the following vote:

Yes: 5 - Chair Harrison
 Vice Chair Rheaume
 Commissioner Howe
 Commissioner Olevson
 Commissioner Simons

No: 0

Absent: 1 - Commissioner Weiss

Abstained: 1 - Commissioner Howard

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [17-0025](#) **Proposed Project:** PEERY PARK PLAN REVIEW PERMIT to construct a 207,620-square foot, four-story corporate/research and development (R&D) office building and a 7-level, partially underground parking structure with attached ground floor retail of up to 4,000 square feet on a 4.4-acre site resulting in a total of 110% FAR. The project includes outdoor dining/recreation areas and a pedestrian/bicycle path for public use.
File #: 2015-7256
Location: 520 Almanor Avenue (APNs 165-43-016, -017 and -018)
Applicant / Owner: Lane Partners, LLC / Pace Properties
Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.
Project Planner: Rosemarie Zulueta, (408) 730-7437, rzulueta@sunnyvale.ca.gov

Commissioner Howe stated that he met with applicant Mark Murray last week to review the project plans. Commissioner Howe commented that he can have an open mind and make a judgement on this item.

Senior Planner Rosemarie Zulueta presented the staff report.

Vice Chair Rheume stated that he met with the applicant last week.

Vice Chair Rheume asked staff to identify the location of the tree removal plan and stated an understanding that no redwood trees would be removed at the corner at Almanor Avenue and Vaqueros Avenue. Senior Planner Zulueta advised that sheet L.013 shows the tree removal plan. Vice Chair Rheume confirmed with Senior Planner Zulueta that the trees within the corner vision triangle are exempt and won't be removed. Vice Chair Rheume clarified with Senior Planner Zulueta that all the Liquidambar trees along the building perimeter will be removed but the existing mature redwood trees will be preserved.

Vice Chair Rheume requested that the previous formatting for tree removal plans be used going forward and Planning Officer Andrew Miner confirmed.

Commissioner Olevson commented that page four of the staff report mentions \$635,000 as the approximate flexible benefits value and confirmed with Senior Planner Zulueta that the developer will pay that amount.

Commissioner Olevson stated that page six of the staff report discusses the meandering sidewalks and that there is a Condition of Approval (COA) that any removed trees be replaced per the City's current tree replacement policy. Commissioner Olevson clarified with Senior Planner Zulueta that any protected tree that is removed is required to be replaced but that the sidewalk's design exists to preserve the mature redwood trees, which will not be removed. Senior Planner Zulueta advised that sheet L.012 shows the standard formatting for a tree removal plan, per Vice Chair Rheume's earlier request.

Commissioner Olevson commented that COA GC-8b states that offsite improvements are subject to change and asked staff what types of changes they would expect. Senior Planner Zulueta advised that there are utility vaults along the eastern frontage of Almanor Avenue which would prevent the bike lanes from continuing all the way along Almanor Avenue. Senior Planner Zulueta stated that the applicant received confirmation from PG&E subsequent to the report preparation that the utility vaults can be relocated or modified.

Commissioner Howard commented that on sheet A1.1 item 4 in the project data shows a range of 392 -784 parking stalls and asked staff to explain why 613 parking stalls will not meet the requirement. Senior Planner Zulueta explained that the Peery Park Specific Plan (PPSP) has a minimum of 686 parking spots but that the applicant is utilizing a Transportation Demand Management (TDM) strategy to

reduce the number of trips and offset the reduced parking.

Commissioner Howard commented that as part of the TDM strategy there would be a reduction to 206 AM trips and 205 PM trips and asked staff how this relates to the 686 parking spaces. Senior Planner Zulueta advised that staff depends on the Department of Public Works Transportation and Traffic Division for these calculations and that it's not a 1:1 ratio between trips and parking spots.

Commissioner Howard noted that the Valley Transportation Authority (VTA) has proposed to put an express bus line on Mathilda Avenue that would provide good connections to the light rail and Caltrain. Commissioner Howard asked staff what mechanism exists to ensure operational success of the shuttle in the proposed project and where the funds would be allocated if the shuttle were to be shut down. Planning Officer Miner explained that the shuttle is called Peery Park Rides and is part of the PPSP, partially funded by a VTA grant and managed by a Transportation Management Association (TMA) formed by the applicants with projects in Peery Park. Planning Officer Miner advised that the TMA is responsible for maintaining the shuttle systems. Planning Officer Miner stated that the VTA Rides project has been designed to have easy access to the nearby bus stop. Commissioner Howard asked staff to explain what happens if it turns out the shuttle system isn't necessary. Planning Officer Miner stated if that was the case the applicant would have easy access to any Mathilda bus line. Commissioner Howard confirmed with Planning Officer Miner that should the applicant choose to utilize the bus their money would still fund Peery Park Rides.

Chair Harrison opened the Public Hearing.

Applicant Mark Murray, representing Lane Partners, presented images and information about the proposed project.

Ted Korth, representing KSH Architects, presented images and information about the proposed project.

Commissioner Howe asked the applicant to describe their plans for signage and parking, specifically regarding public use of the retail/commercial amenities. Mr. Murray stated that there would be parking stalls reserved on the ground floor, adjacent to the amenities, and with signage indicating the intended use for this parking. Commissioner Howe confirmed with Mr. Murray that these reserved spaces would be used for access to either the retail amenity or recreation area. Commissioner Howe confirmed with Senior Planner Zulueta that this parking was addressed in COA BP-23 and that it requires the approval of the Director of the

Community Development Department (CDD) at the time the permit is issued. Commissioner Howe encouraged staff to follow through on the parking management plan.

Commissioner Howe confirmed with Mr. Murray that there would be signage in at least one location indicating that the parking is open to the public. Mr. Murray commented that adequate signage was a concern raised during the Study Session and accordingly they have allocated another space for additional retail signage, pending approval by the future tenant.

Commissioner Olevson commented that at San Jose State University there was a project which used Corten, which was supposed to form a hard shell but didn't rust correctly. Commissioner Olevson asked the applicant about the potential erosion of the material in the proposed project. Mr. Korth advised that the material is a Corten simulated finish on aluminum which will not rust. Commissioner Olevson asked if this material is a colorized aluminum oxide and Mr. Korth stated he wasn't sure of the chemical makeup but that the finish's character will not change.

Commissioner Simons noted that the applicant had responded well in regards to the parking structure. Commissioner Simons asked the applicant how much of the aluminum paneling would be at the pedestrian level, noting a concern about future damage. Mr. Korth stated that some white aluminum panels are at the base of the building and that the paneling would be at pedestrian level at the café. Mr. Korth noted that the finish is durable and that they will make every effort to avoid potential damage. Commissioner Simons commented that the finish does look like rusting steel and appreciated that the applicant had brought a sample for the Planning Commissioners.

Commissioner Simons noted that item 7 on sheet C-5.3 has a full description of engineered fill which is an item that Planning Commissioners have previously discussed.

Commissioner Howard asked the applicant where the shuttle location would be for the proposed project. Mr. Murray noted that this is still in flux but the idea is to have as many stops as possible in the Peery Park neighborhood and Planning Officer Miner confirmed this information. Commissioner Howard stated that if possible, it is pertinent not to block bike lanes and that potentially locating a bay near the retail space could help increase foot traffic.

Commissioner Howard asked the applicant if there would be on street parking on Vaqueros Avenue and Mr. Murray stated that it is not included as part of their

proposed project. Planning Officer Miner confirmed that there is existing City street parking on Vaqueros Avenue.

John Cordes, member of the Bicycle and Pedestrian Advisory Commission and SNAIL resident, welcomed Commissioner Howard and discussed several positive aspects of the proposed project, noting a concern for rooftop parking without solar capability.

Mr. Murray commented that they are designing the parking structurally to accommodate solar but aren't currently committing to the addition of solar.

Chair Harrison closed the Public Hearing.

Vice Chair Rheume commented that with some recent projects the preserved trees are fenced for protection and confirmed with Planning Officer Miner that this fencing is a requirement during construction.

MOTION: Vice Chair Rheume moved and Commissioner Howe seconded the motion for Alternative 1 – Make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 and recommended conditions of approval noted in Attachment 5.

Commissioner Howe confirmed with Vice Chair Rheume that the motion includes the corrections made to Attachments 5 – 7 that staff provided on the dais.

Vice Chair Rheume thanked the applicant and staff and noted his appreciation of the changes made following the Study Session, such as the addition of the building texture. Vice Chair Rheume stated he can make the findings and that this project is a good investment in the City. Vice Chair Rheume stated hopefully it can become a standard to keep more trees than are removed and that redwood trees are representative of the character of Peery Park. Vice Chair Rheume commented that hopefully the Corten material won't be an issue in the future and that the project has a nice design. Vice Chair Rheume commented that hopefully the retail space will help minimize traffic during the day through employee use.

Commissioner Howe commented that the applicant listened to the community and the Planning Commission and noted several positive aspects, including the decreased height of the parking garage, infrastructure for additional electric cars

and solar, bicycle lanes, recreation area and public access to the retail space. Commissioner Howe stated that the project would be a strong amenity for the location and hopes that the project is approved by the Planning Commission.

Commissioner Simons commended the applicant for incorporating art into the building, noting that it's a more effective way to engage the public. Commissioner Simons stated that he would have been concerned with the longevity of the rust colored exterior but that the material looks good and hopefully it meets the long term desired look. Commissioner Simons commended the applicant on the modified architecture and integrated look of the parking structure.

Commissioner Olevson stated that he will be supporting the motion and can make the findings that the proposed project fully conforms to the Peery Park CEQA, meets the PPSP permit requirements, PPSP Sense of Place Fee and PPSP Water Infrastructure Fee. Commissioner Olevson noted that the increased setback makes for a more inviting environment for the public, while driving or as they approach the property. Commissioner Olevson stated that the applicant had greatly enhanced the project with their additional efforts regarding the parking conditions and retail/commercial space and he strongly supports the project.

Chair Harrison noted she will be supporting the motion and agrees with all the Planning Commissioner comments. Chair Harrison commended the applicant for the reduced parking and infrastructure for additional electric vehicle stalls, noting no concern about the setback deviation to maintain the mature redwood trees. Chair Harrison stated an appreciation that the rust color coordinates with the redwood tree bark. Chair Harrison stated that the location of the bike and pedestrian path provides a real transportation corridor into the heart of Peery Park.

The motion carried by the following vote:

Yes: 6 - Chair Harrison
Vice Chair Rheume
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 0

Absent: 1 - Commissioner Weiss

Planning Officer Miner advised that this item goes to the City Council on March 28.