

- Yes:** 5 - Chair Harrison
Vice Chair Rheaume
Commissioner Howard
Commissioner Olevson
Commissioner Weiss
- No:** 2 - Commissioner Howe
Commissioner Simons

Planning Officer Miner advised that this item goes to the City Council on April 11.

5. [17-0222](#) **Proposed Project: PEERY PARK PLAN REVIEW PERMIT** to allow a 150,651 square foot four-story office/R&D building and a detached six-level with partial underground parking structure, resulting in 100% FAR, in the Peery Park Specific Plan area. The project includes a 2,500 square foot retail space on the ground floor.
File #: 2015-8110
Location: 675 Almanor Ave. (APNs: 165-44-006 165-44-012)
Applicant / Owner: Chang Architecture/Almanor Ventures LLC
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: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Associate Planner Momoko Ishijima presented the staff report.

Commissioner Weiss confirmed with Associate Planner Ishijima that the surface parking on the San Francisco Public Utilities Commission (SFPUC) property does not count towards the project's required parking. Associate Planner Ishijima advised that through the permitting process the applicant has worked with the SFPUC to obtain a lease agreement. Commissioner Weiss asked staff about the terms of the lease agreement and Associate Planner Ishijima advised that the applicant will be able to give this information.

Chair Harrison opened the Public Hearing.

Applicant Derrick Larson, representing Dollinger Properties, presented images and information about the proposed project.

Clifford Chang, representing Chang Architecture, presented images and

information about the proposed project.

Commissioner Weiss asked the applicant about their lease agreement with SFPUC. Mr. Chang stated that the lease agreement is still in progress but that there is an easement with no expiration date that will allow parking at SFPUC's property.

Commissioner Weiss complimented Mr. Chang on the use of angles, colors and textures in the proposed project. Commissioner Weiss asked where to view the relationship of the garage to the main building in terms of the elevation and Mr. Chang provided a slide showing the garage rendering. Commissioner Weiss asked if the garage would be higher and Mr. Chang advised that the garage would be lower because the office building parking heights are 14 feet 6-inches with a 17 foot first floor and each parking level floor is 9 feet 6-inches, with one underground level.

Commissioner Simons confirmed with Mr. Chang that the west side of the parking garage is the only side without screening. Mr. Chang advised that they may provide screening on the west side. Commissioner Simons asked for details about the screening. Mr. Chang advised it will be compositional so it relates to the building and will use repetitive colored glass. Commissioner Simons advised that a future overpass may exist to the west side of the parking garage, which is why it may need screening. Mr. Chang stated that he wasn't aware of the future overpass and that they will address the west side accordingly. Commissioner Simons confirmed with Mr. Chang that he is amendable to adding this change as a COA.

Chair Harrison asked the applicant about the northern parcel not under lease and the designation for that associated parking. Mr. Larson advised that the northern parcel parking is connected to the property to the east, which is St. Jude's Medical Inc.

Chair Harrison closed the Public Hearing.

MOTION: Commissioner Simons moved and Commissioner Howe seconded the motion for Alternative 2 – Alternative 1 with modified Conditions of Approval -

1. Modify COA BP-27 to state "all sides"
2. Modify COA BP-10a to state that native, estate sized trees, as appropriate for the site will be chosen to provide screening

Commissioner Simons commented that the project has a fine contemporary design

and that he can make the findings for the site and design. Commissioner Simons noted his concern about a high-quality look and feel to the project, but stated that the plans look very good. Commissioner Simons stated some of the best projects utilize local landscaping with native trees.

Commissioner Howe stated that he can make the findings and that the two modifications to the COA will improve the project.

FRIENDLY AMENDMENT: Commissioner Howard offered a friendly amendment that the applicant not be obligated to screen the west side of the parking garage if staff determined it would not be visible from the overpass.

Commissioner Simons respectfully declined the friendly amendment, citing that the height and proximity of the overpass will make it visible to the west side of the parking garage.

Vice Chair Rheume stated that he will be supporting the motion, can make the findings and that the project is in line with the Peery Park Specific Plan (PPSP). Vice Chair Rheume commented that the project has a nice quality and unique design. Vice Chair Rheume thanked the applicant for preserving the trees and listening to Planning Commissioner comments during the Study Sessions. Vice Chair Rheume stated an appreciation for the retail and outdoor spaces.

Commissioner Olevson stated that he can make the findings that the project conforms to the Peery Park CEQA and is within the structure of the PPSP. Commissioner Olevson commented that there is an appropriate nexus between the Sense of Place and Water Infrastructure Fees and the amount being charged to the applicant. Commissioner Olevson commented that this is an attractive set of buildings where the parking structure compliments the main building.

Chair Harrison stated that she will be supporting the motion and noted an appreciation of the applicant's efforts towards community benefits, including the exercise area, public space, mature trees, unique architecture and their commitment to LEED gold.

The motion carried by the following vote:

Yes: 7 - Chair Harrison
Vice Chair Rheaume
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

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STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Planning Officer Miner commented that the new Planning Commissioner, Daniel Howard, was sworn in at the last City Council meeting. Planning Officer Miner advised that the City Council approved the Blue Bonnet Mobile Home Conversion Impact Report.

ADJOURNMENT

Chair Harrison adjourned the meeting at 10:48 PM.