

EXCERPT



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, April 10, 2017

6:30 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM

3. [17-0297](#) **Proposed Project:** Related applications on a 4.01-acre site on Maude Avenue:
- PEERY PARK PLAN REVIEW PERMIT** to construct a 174,545-square foot, four-story corporate/research and development (R&D) office building and a 6-level parking structure on a 4.01-acre site resulting in a total of 100% FAR. The project includes outdoor recreation areas and a pedestrian/bicycle path for public use.
- TENTATIVE MAP** to merge three parcels into one parcel.
- File #:** 2015-8126
- Location:** 684 W. Maude Avenue (APNs: 165-28-028)
- Applicant / Owner:** Simeon Commercial Partners / Ks 684 Maude 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:** Ryan Kuchenig (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Senior Planner Ryan Kuchenig presented the staff report.

Commissioner Olevson clarified with Senior Planner Kuchenig that the Tentative Map before the Planning Commission applies only to the Phase 1 area and that a separate Tentative Map would be submitted for the Phase 2 area.

Commissioner Simons asked staff to describe the material types that would be used for the parking and sidewalk hardscape. Senior Planner Kuchenig gave details about the combination of hardscape and landscape and advised that the applicant can speak to the material types.

Commissioner Howard stated that the bike lane on the south side of West Maude Avenue is missing from the plans and asked staff how this would be addressed. Senior Planner Kuchenig explained that the bike lane is required per the Conditions

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of Approval (COA).

Commissioner Howe asked staff if any of the landscaping would be for public benefit. Senior Planner Kuchenig advised that the only publicly dedicated area is the pedestrian and bicycle pathway and that the amenity area is solely for the user of the site.

Vice Chair Rheaume asked for staff comments about the building height as compared to the height of the parking garage. Senior Planner Kuchenig stated that the architectural element at the corner of the parking structure adds height but meets the requirements for an architectural projection. Senior Planner Kuchenig commented that the office building could be higher but would have to be setback further.

Vice Chair Rheaume commented that there's a cul-de-sac at the end of Pastoria Avenue which abuts Central Expressway and asked staff if there was discussion about opening Pastoria Avenue for entry and exit onto Central Expressway. Senior Planner Kuchenig advised that this was not considered for the proposed project.

Planning Officer Miner advised that this was considered as part of the Peery Park Specific Plan (PPSP) but that it requires approval by Santa Clara County and that generally the County's goal is to limit the number of entrances and exits onto an expressway.

Commissioner Howard stated that based on the plans it appears that the curb extends into the area for the future bike lane and asked staff to clarify. Senior Planner Kuchenig advised that when the site is ultimately developed there will be a continuous bike lane. Commissioner Howard confirmed with Planning Officer Miner that the City Council will have final approval of the condition of approval and that regardless, the bike lane must be added to the final set of plans.

Vice Chair Rheaume opened the Public Hearing.

Russell Pitto, CEO of Simeon, provided background information about Simeon.

Commissioner Howe requested that the applicant provide information about the bike lane and what development for the bike lane would occur in Phase 2.

Curt Setzer, Principal with Simeon, presented information about the proposed project.

Ted Korth, representing KSH Architects, presented images and information about

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the proposed project.

Rich Sharp, Landscape Architect with Studio 5 Design Inc., returned to Commissioner Simons' earlier question and provided details about the hardscape and landscape. Mr. Sharp presented images and information about the proposed project.

Commissioner Simons asked the applicant to clarify the location of the future artwork. Mr. Korth advised that the corner of the parking structure would be developed as an artistic glass feature.

Commissioner Simons noted that some of the tree selections were high water use or relatively short lived. Mr. Sharp gave details about the tree selection and advised they wanted to be cognizant of hydrozones, especially for those areas in bioswale conditions. Commissioner Simons advised that the Catalina Fernleaf Ironwood is a potential option. Commissioner Simons commented on the absence of estate sized trees that would match the building's height and potentially outlast the building. Commissioner Simons stated that there are native trees which can handle both wet and dry conditions that may be more appropriate.

Commissioner Howard stated that there is no mention of a bike lane in the COA. Planning Officer Miner clarified that Phase 2 already has a bike lane. Senior Planner Kuchenig advised that the bike lane is referenced in EP-6 and that the Planning Commission can modify the language of EP-24 to provide clarification. Commissioner Howard noted that there are two trees which may interfere with the bike lane. Planning Officer Miner stated that the bike lane design will take those trees into account.

Mr. Setzer thanked the Community Development Department Planning staff for their time and support.

Commissioner Simons confirmed with Mr. Sharp that they are amenable to an additional landscape selection goal as determined by the Planning Commission.

Vice Chair Rheaume closed the Public Hearing.

Commissioner Howe asked for a staff recommendation on how to clarify the bike lane in the COA. Senior Planner Kuchenig stated that EP-24 can be modified to incorporate a bike lane dedication as part of that improvement on Maude Avenue, subject to consultation with staff and the Department of Public Works (DPW).

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Commissioner Howard commented that the modified language of EP-24 should indicate a need for future consistency with the existing bike on Maude Avenue.

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

1. Modify EP-24 to incorporate a bike lane dedication on Maude Avenue, subject to consultation with staff and the DPW, and consistent with the existing bike lane on Maude Avenue;
2. Add a recommendation to BP-7 to follow the applicant's intent to have art placed at the corner of the parking garage;
3. Add COA PS-6 to ensure that the screening on the top floor of the four-story building mimics the shape of the building; and,
4. Modify the landscaping tree selection plan to emphasize selection of estate sized, genetic native trees of an appropriate scale, and recommend consideration of the Catalina Fernleaf Ironwood for the flowering tree.

Vice Chair Rheume clarified with Commissioner Simons and Planning Officer Miner about the second modified condition of approval.

Vice Chair Rheume summarized the motion and clarified with Senior Planner Kuchenig about the third modified condition of approval.

Commissioner Simons commented that there is an active effort to preserve trees and it will be an important addition to include trees that will outlast the building. Commissioner Simons stated he can make the findings and that this project fits the goals of the PPSP. Commissioner Simons stated that this project will add modern office architectural diversity to the City and commended the applicant for their project.

Planning Officer Miner clarified that the Planning Commission is recommending to the City Council to make the findings.

Commissioner Howe stated that he can make the required findings to approve the CEQA determination and that the project is within the scope of the PPSP Environmental Impact Report (EIR). Commissioner Howe recommended that the City Council approve the proposed project as conditioned.

Commissioner Olevson stated that he can make the findings for the PPSP permit conditions and cannot find any elements in the Tentative Map or discussion to deny the project. Commissioner Olevson commented that he can support the Sense of

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Place Fee and Water Infrastructure Fee as having a proper nexus relative to the total and that he can fully recommend to the City Council that they approve this proposed project.

Vice Chair Rheaume stated that he will be supporting the motion, that he can make the findings and that the proposed project fits well into the PPSP goals. Vice Chair Rheaume commented that the project has a nice quality design and noted his appreciation that the two redwood trees in front will be preserved.

The motion carried by the following vote:

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

No: 0

Absent: 2 - Chair Harrison
Commissioner Weiss