

Commissioner Simons stated that he will not be supporting the motion.
Commissioner Simons noted his discomfort with the lot line adjustment.
Commissioner Simons stated that the midcentury modern architecture would be a nice addition to the City.

Assistant Director Miner provided details to Commissioner Howard about lot line adjustments.

Vice Chair Weiss commented on the unclear rationale for the lot line adjustment and that the project is off scale for the neighborhood. Vice Chair Weiss stated that she will not be supporting the motion.

Chair Rheume stated that he will be supporting the motion and can make the findings. Chair Rheume noted that lowering the plate height will make the proposed project more in line with the neighborhood. Chair Rheume stated an opinion that this is a quality design which would be a good addition to the City and neighborhood.

The motion carried by the following vote:

Yes: 4 - Chair Rheume
Commissioner Harrison
Commissioner Howard
Commissioner Howe
No: 3 - Vice Chair Weiss
Commissioner Olevson
Commissioner Simons

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

6. [18-0284](#) **Proposed Project:** Related applications on an 8.42-acre site:
PEERY PARK PLAN REVIEW PERMIT: to construct a new 172,649 square foot, four-story office building with two levels of underground parking, 4.5-level parking structure and associated site work and landscaping to an existing campus consisting of two 4-story office buildings and one 2-level parking deck. The project will result in 100% FAR.
File #: 2016-7607

Location: 445 and 455 N. Mary Avenue (APNs: 165-32-015)

Zoning: Peery Park Specific Plan - Innovation Edge

Applicant/Owner: Jay Paul Company

Environmental Review: The project is exempt from CEQA review per CEQA Guidelines Section 15168 (c)(2) and (4) 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 mitigations are required.

Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

Project Planner Margaret Netto presented the staff report.

Chair Rheume opened the Public Hearing.

Janette D'Elia, representing Jay Paul Company, presented information about the proposed project.

Tom Gilman, representing DES Architects, presented images and information about the proposed project.

Mr. Gilman provided a review of the landscaping selection to Commissioner Simons.

Commissioner Simons discussed the far-left column element with Mr. Gilman. Commissioner Simons discussed the line of framing in the open lattice and artwork as shown in the site plans with Mr. Gilman.

Vice Chair Weiss confirmed with Mr. Gilman that there will be two entrances for the parking garage.

Vice Chair Weiss commented on the architecture along the garage façade and asked the applicant about incorporating a fritted glass pattern. Mr. Gilman stated that fritted glass can be analyzed as an option.

Chair Rheume closed the Public Hearing.

Commissioner Olevson asked staff about the required aviation easement for the San Jose International Airport as listed in Attachment 10. Assistant Director Miner noted that this is likely a typo and that staff will clarify with Santa Clara County.

MOTION: Commissioner Simons moved and Commissioner Harrison seconded the

motion for Alternative 2 – Alternative 1 with modified conditions –

- a. Modify COA BP-25b) as recommended by staff to strike the word “Platinum”;
- b. Add patterned glass to the garage as discussed with the applicant;
- c. Complete a tree review to ensure that no new trees will be vectors for Oak root fungus, substituting native species trees as needed; and,
- d. Recommend the integration of art with the building, with consideration for Chihuly artwork.

Commissioner Harrison noted her appreciation of the metal roof canopy, balance of different elements and the parking garage.

Commissioner Olevson commented that the current exterior design on the main building is outstanding and will add a fresh look to the area. Commissioner Olevson stated an opinion that this is the most attractive parking structure he has seen proposed during his time on the Planning Commission.

Commissioner Howard seconded Commissioner Olevson’s comments.

Chair Rheume commented that the garage is extremely nice and very well designed.

The motion carried by the following vote:

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

No: 0

Assistant Director Miner stated that this item goes to the City Council on June 12th, 2018.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Harrison asked staff about a study issue to clarify co-location and