



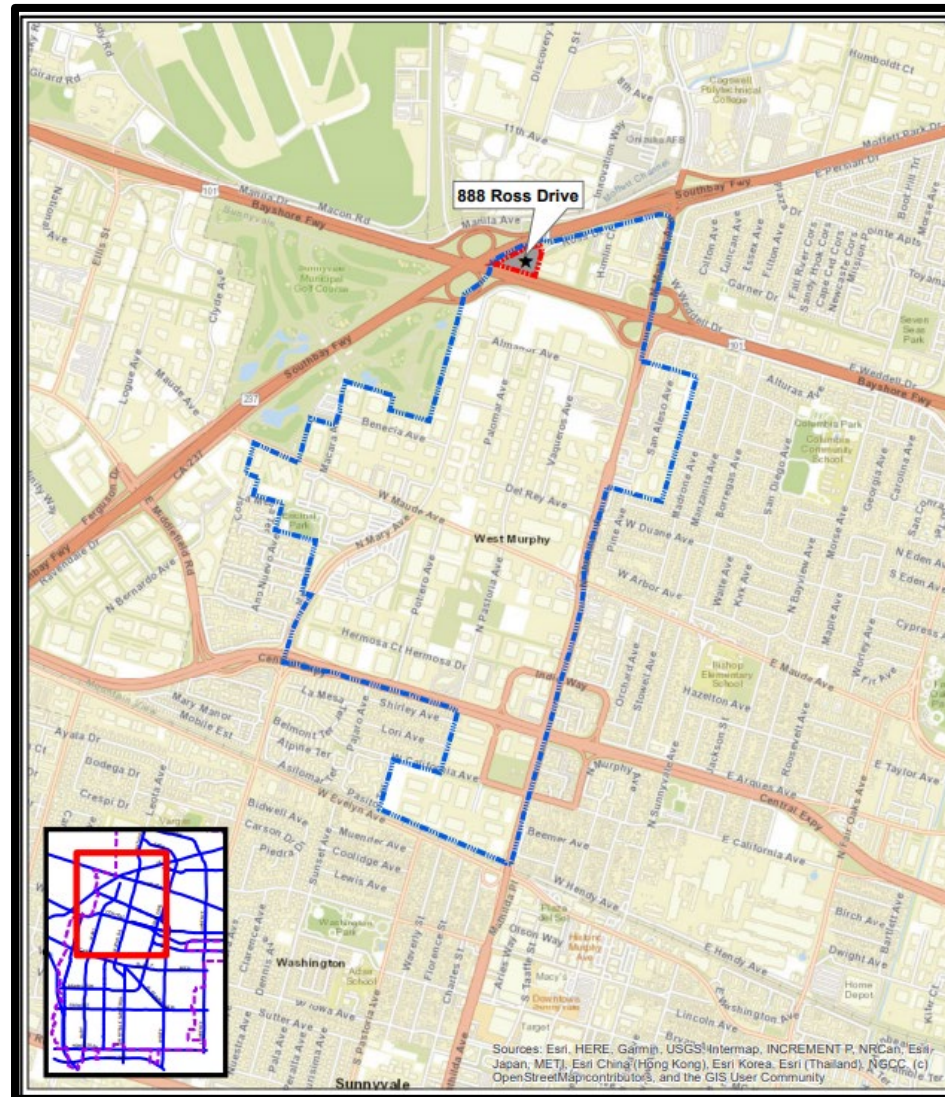
Sunnyvale

888 Ross Drive
2019-7860

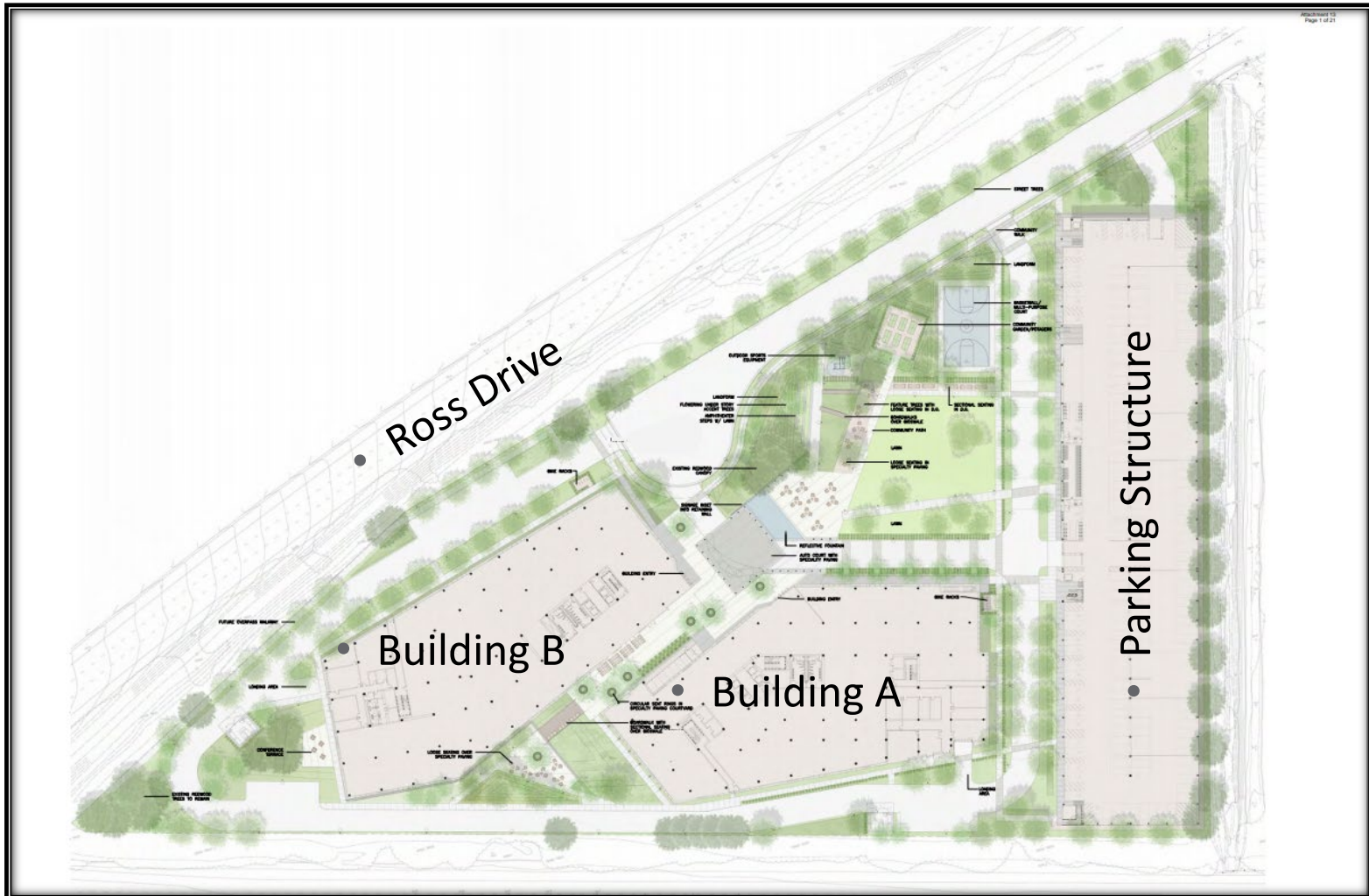
Margaret Netto

Planning Commission, October 26, 2020

Location Map



Proposed Site Plan



Project Rendering

View of Entry from Ross Drive



Project Rendering

View of Building Entries from Open Space



Project Rendering

View of Buildings from Open Space



Project Rendering

View of Parking Structure from Ross Drive



Project Rendering

View of Parking Structure from 101



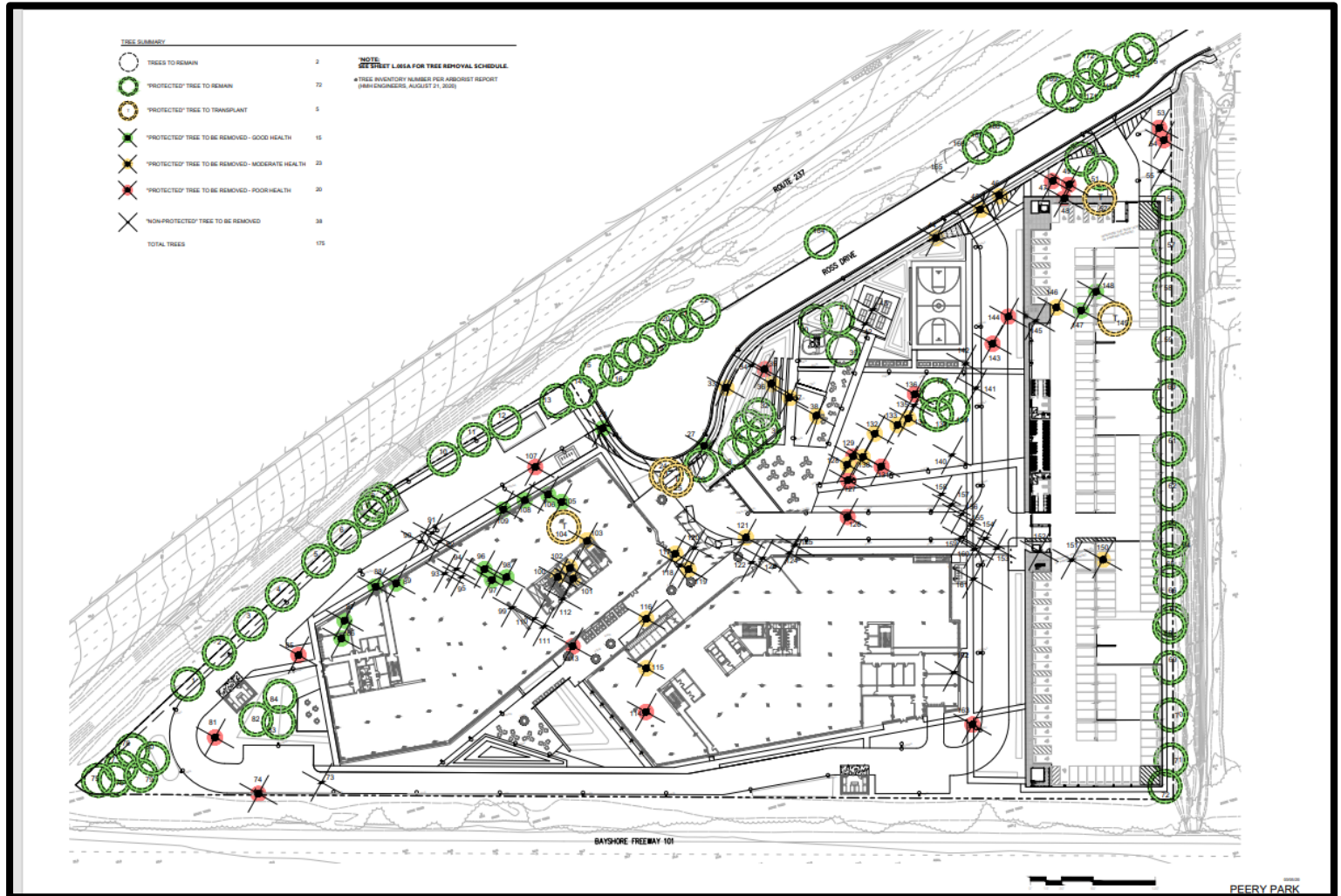
Development Standards

Project complies with all development standards

- Floor Area Ratio
 - ◆ Proposes 100% FAR
 - ◆ Tier 3-requires Council approval
- Community Benefit
 - ◆ \$5,045,580 towards community benefit fund
 - ◆ 4,000 sf easement for Mary Ave extension
 - ◆ All-electric building

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Tree Removal Plan



Development Standards

- Tree Removal and Preservation
 - ◆ Project removes 58 “protected” trees
 - ◆ 42% of “protected” trees
 - ◆ Replacing with 185 trees
 - ◆ 5 redwood trees transplanted
- Landscaping
 - ◆ Over 40% proposed, 20% required per PPSP
- Parking and Circulation
 - ◆ Provide 1,290 parking spaces per code
 - ◆ Maintains access from Ross Drive

Recommendation to City Council

Staff Recommendation

- Make CEQA Findings consistent with the PPSP EIR
- Make Findings consistent with the PPPRP and Sense of Place Fee in Attachment 4
- Approve the Peery Park Plan Review Permit
- Recommend Conditions of Approval in Attachment 5