



Sunnyvale

300 S. Mathilda Avenue
2019-7923

Aastha Vashist, Project Planner
Planning Commission Hearing
September 27, 2021

Proposed Project

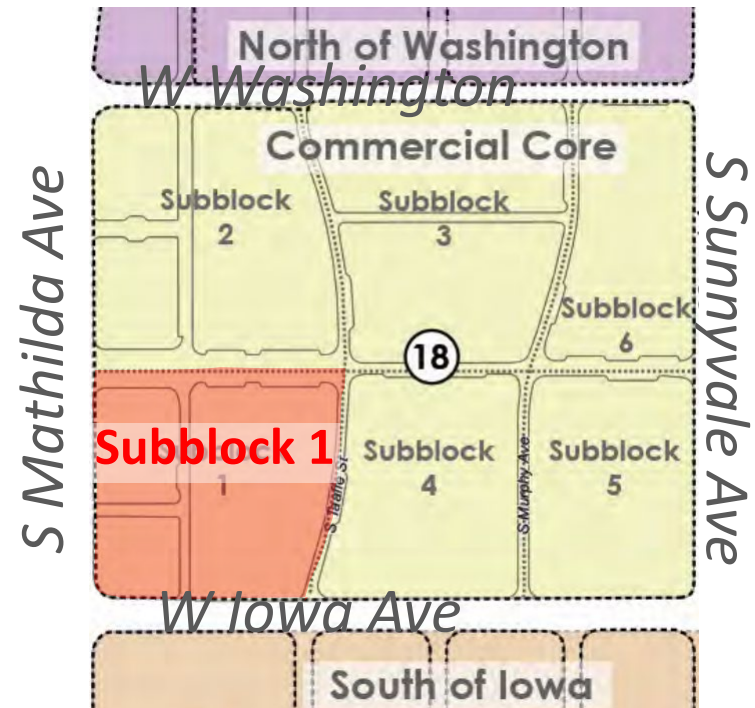
SPECIAL DEVELOPMENT PERMIT

- Construct a 6-story mixed use building
 - 12,735 square feet of retail space
 - Includes 4,003 square feet of Makerspace
 - 153,000 square feet of office space
 - Three level of parking
 - 252 parking spaces
 - One level of below grade parking
 - Ground floor and second floor level

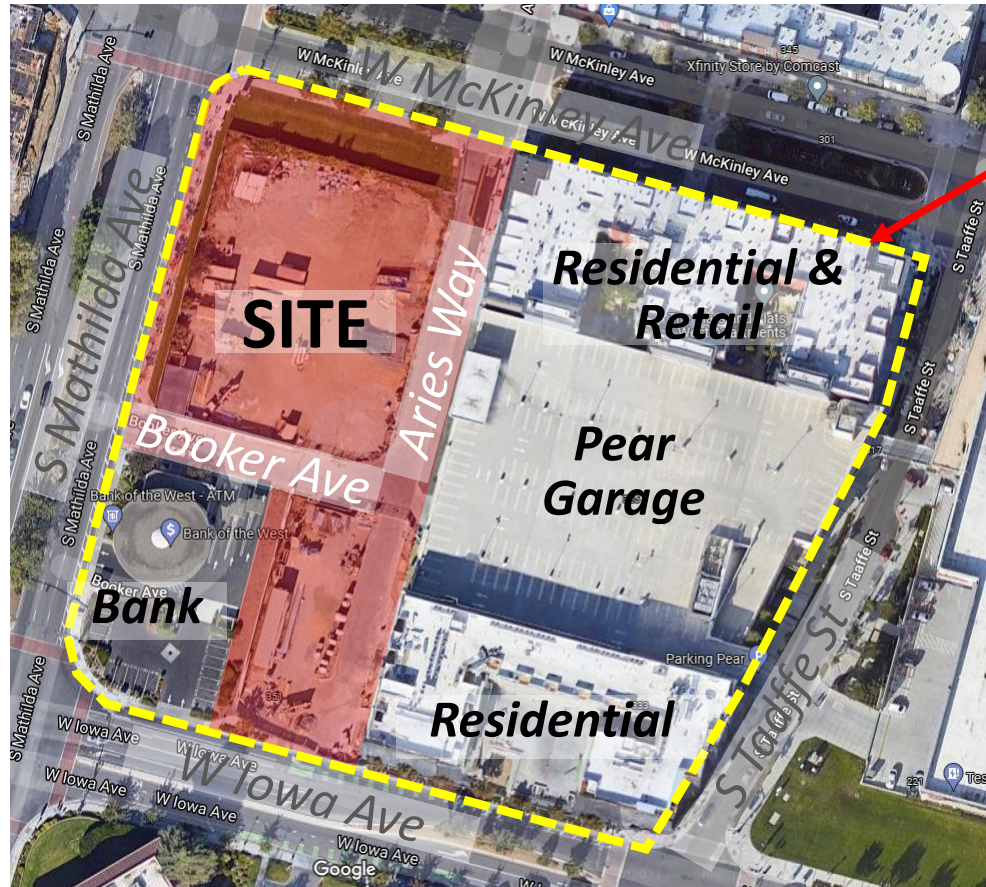
Neighborhood Context



DSP
Boundaries



Existing Site



Subblock
1

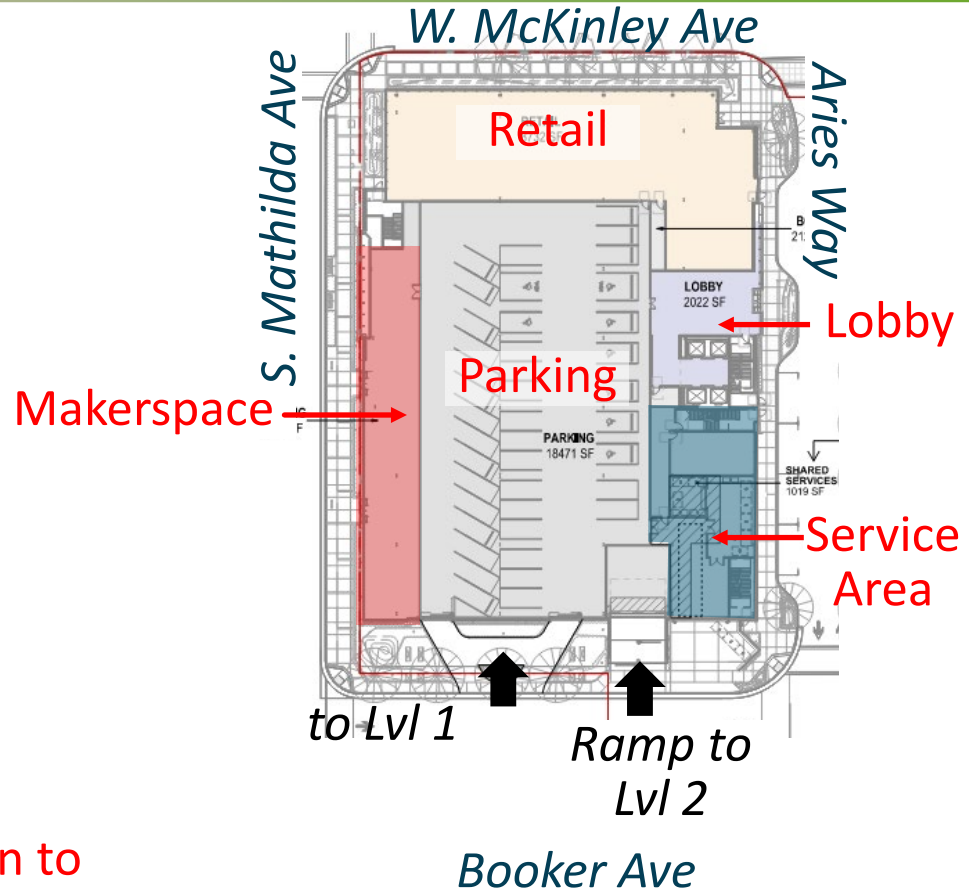
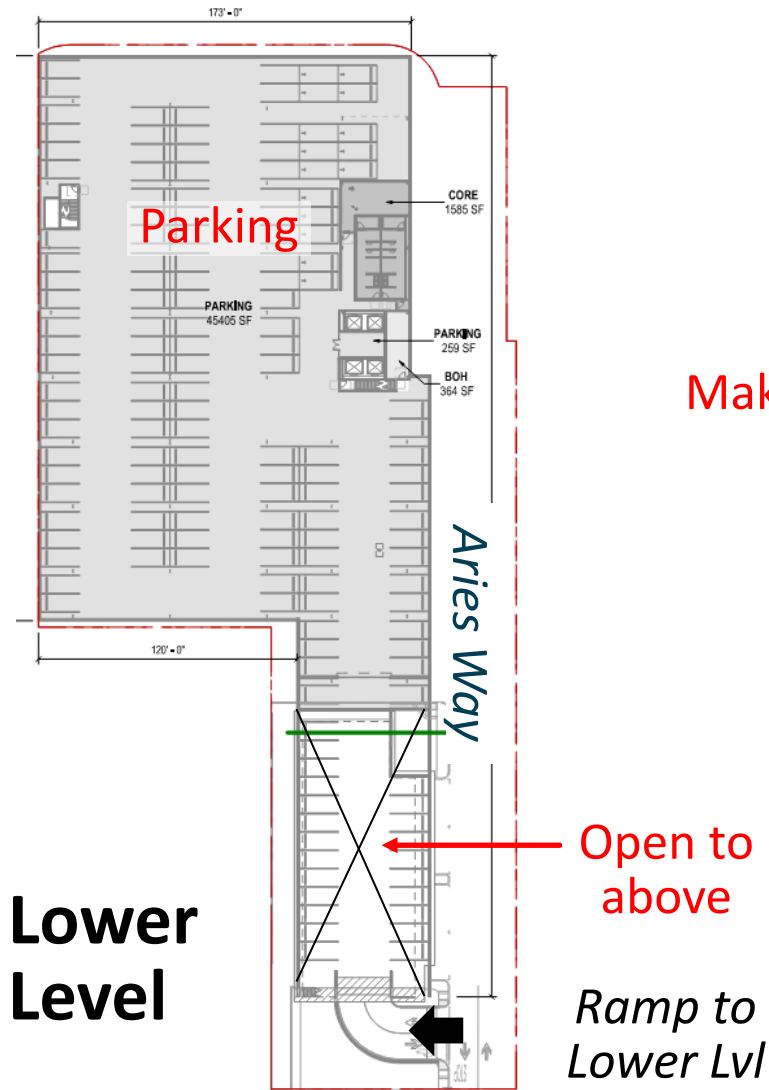
Background

- **Block 18 Development Agreement** – Approved by City Council (8/11/20)
 - Community Benefit Fund of \$3.1 M
 - Increased Office Floor Area
 - Additional 265,801 sf (Total 652,801 sf)
 - 26 sf remaining
 - Site Specific Allowances:
 - Allows up to 90 feet (6 Stories)

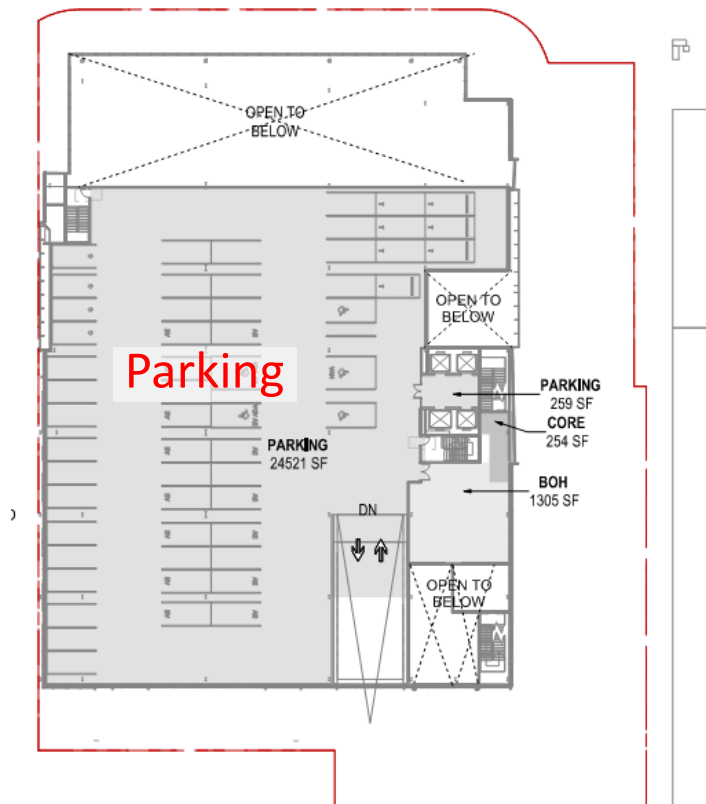
Site Plan



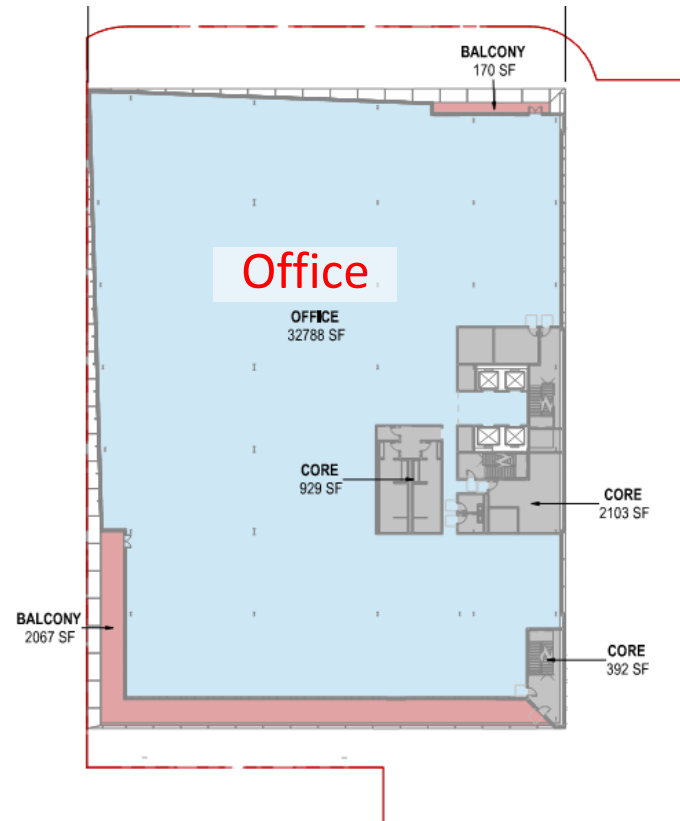
Lower & Ground Level



2nd and Upper Floor Levels

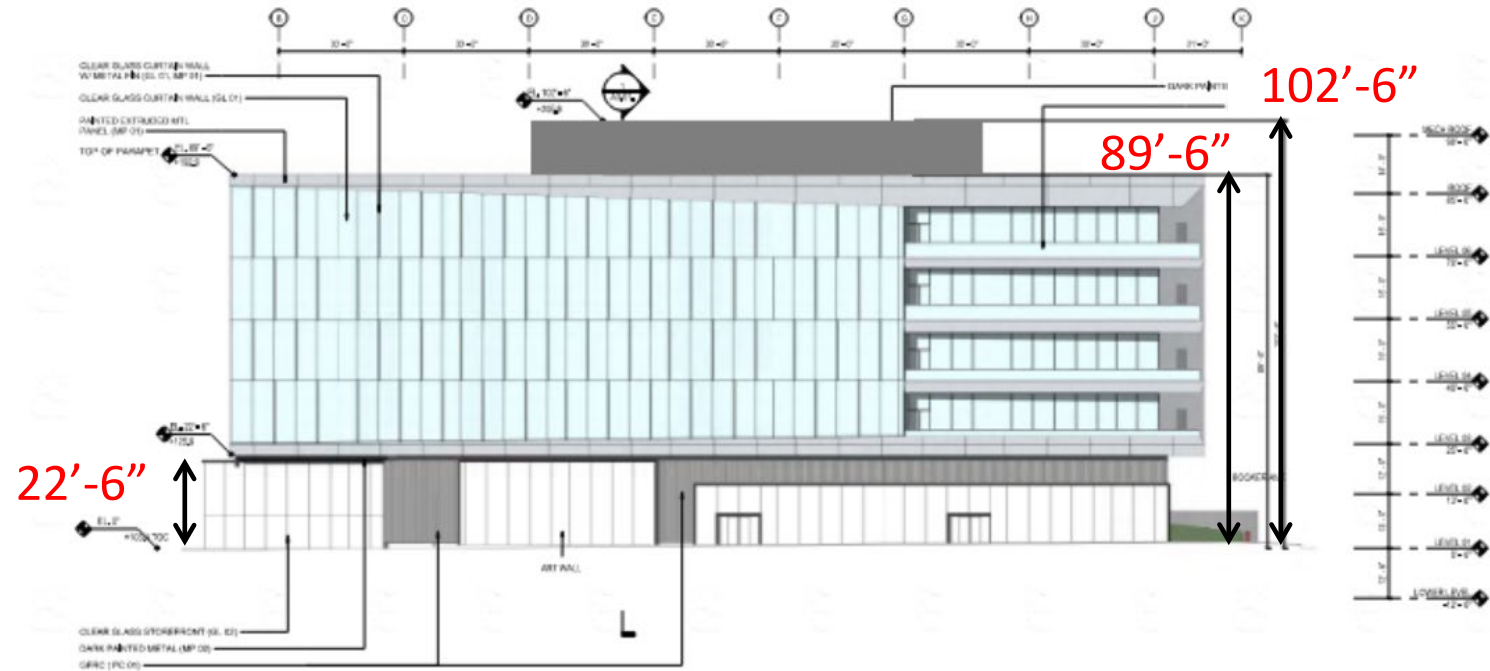


Second Floor

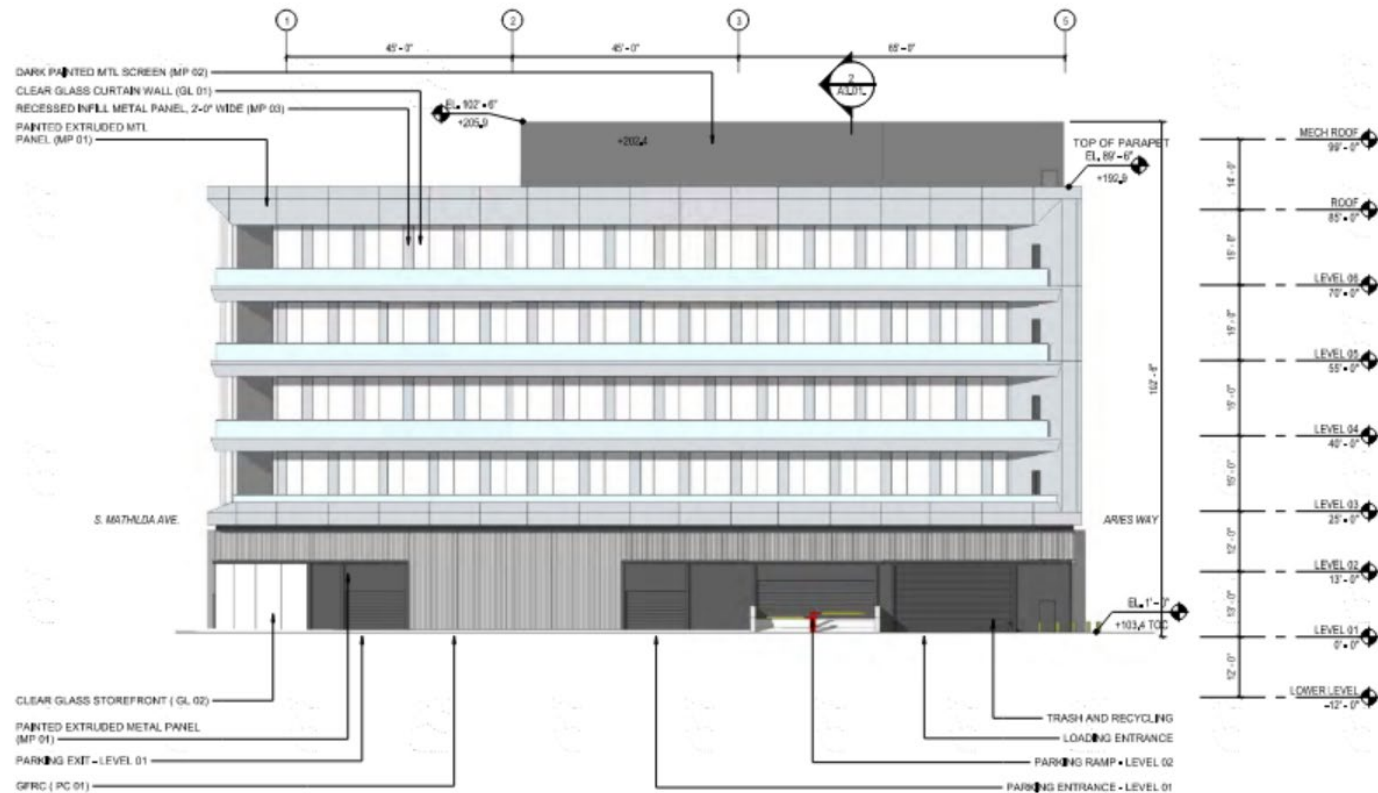


Third to Sixth Floor

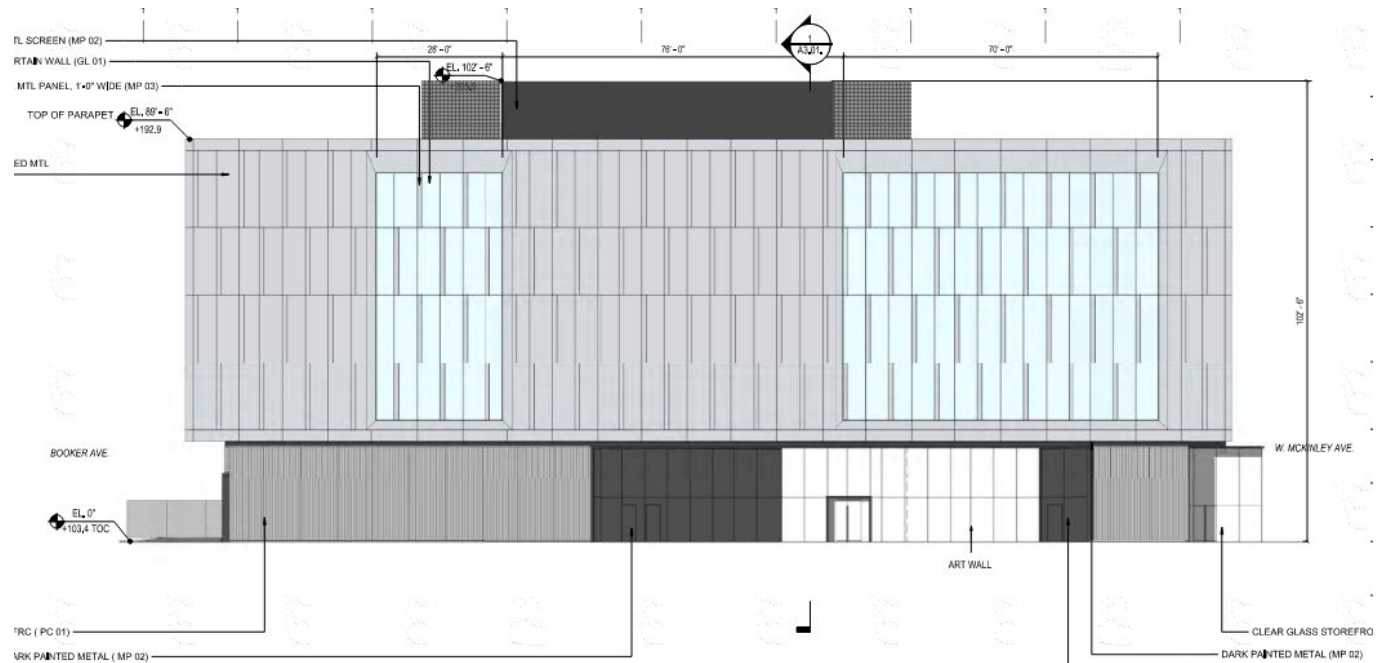
Elevation from S. Mathilda Ave



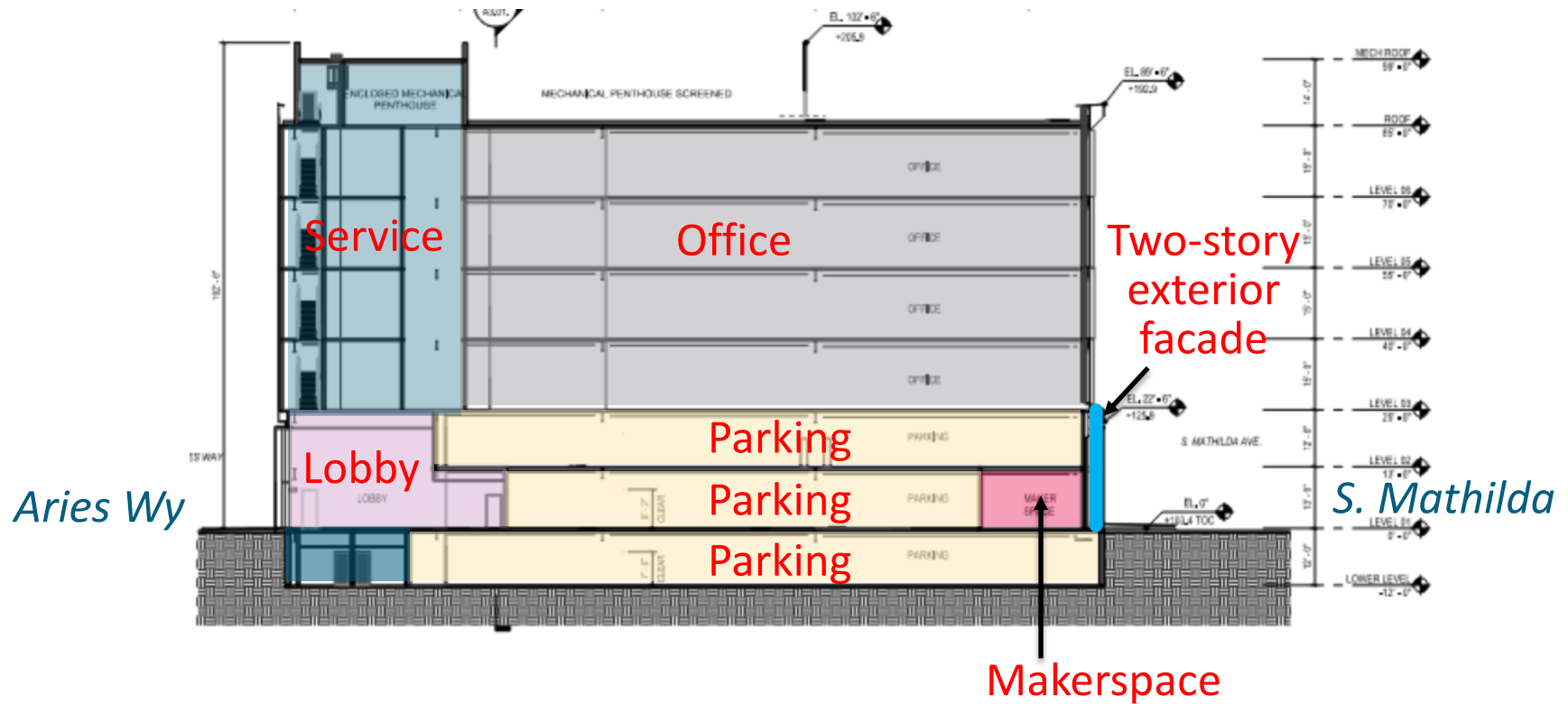
Elevation from Booker Ave



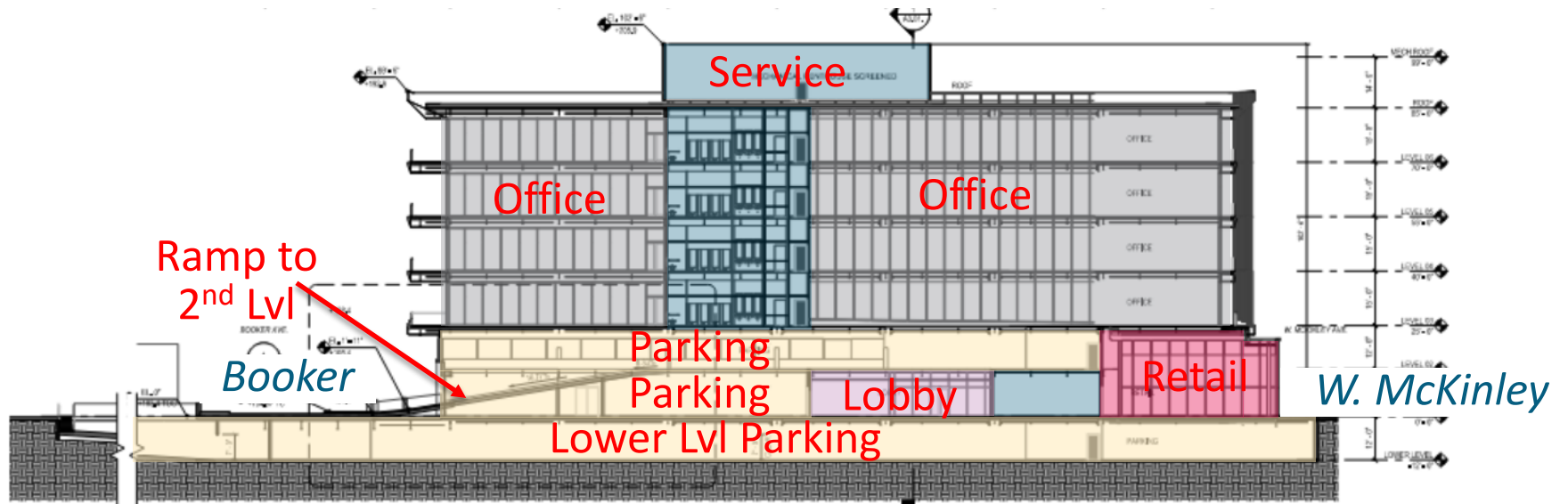
Elevation from Aries Way



Section



Section



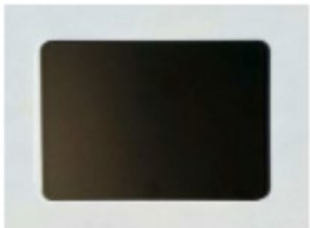
Exterior Materials



GFRF: Dark Grey



Painted Metal Panel: Grey



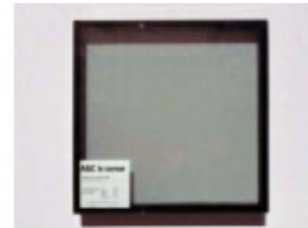
Painted Metal Panel: Dark Bronze



Painted Metal Panel: Silver



Storefront Glass



Curtain Glass Wall

View Corner of S. Mathilda and W. McKinley



View from S. Mathilda



View Corner of S. Mathilda and Booker Ave



Wrap
around
decks

Clear Glass Railing

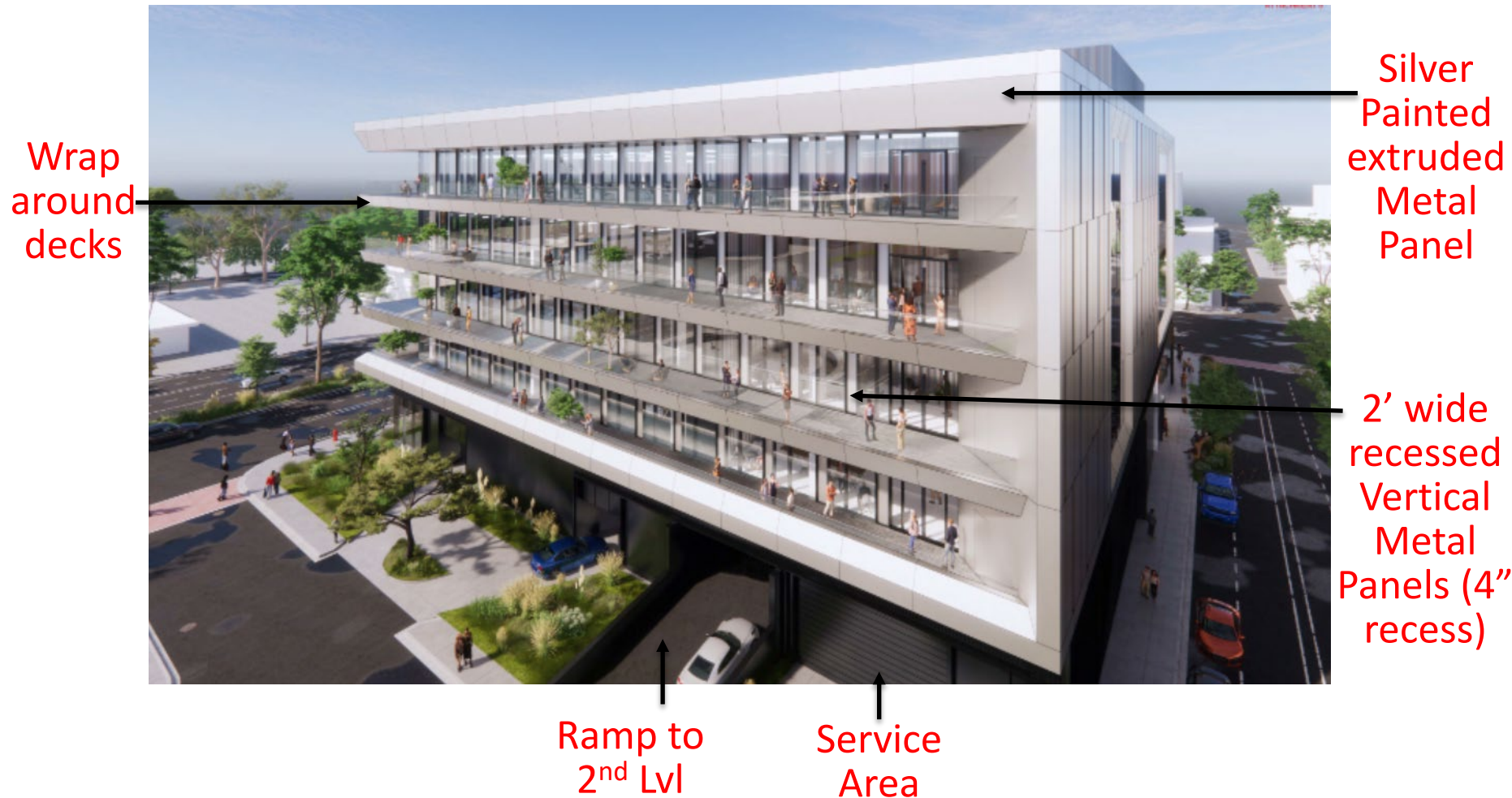
View North Down W. Iowa

Wrap
around
decks

GFRC



View Corner of Booker Ave and Aries Way



View Corner of S. Mathilda and W. McKinley

Curtain Wall

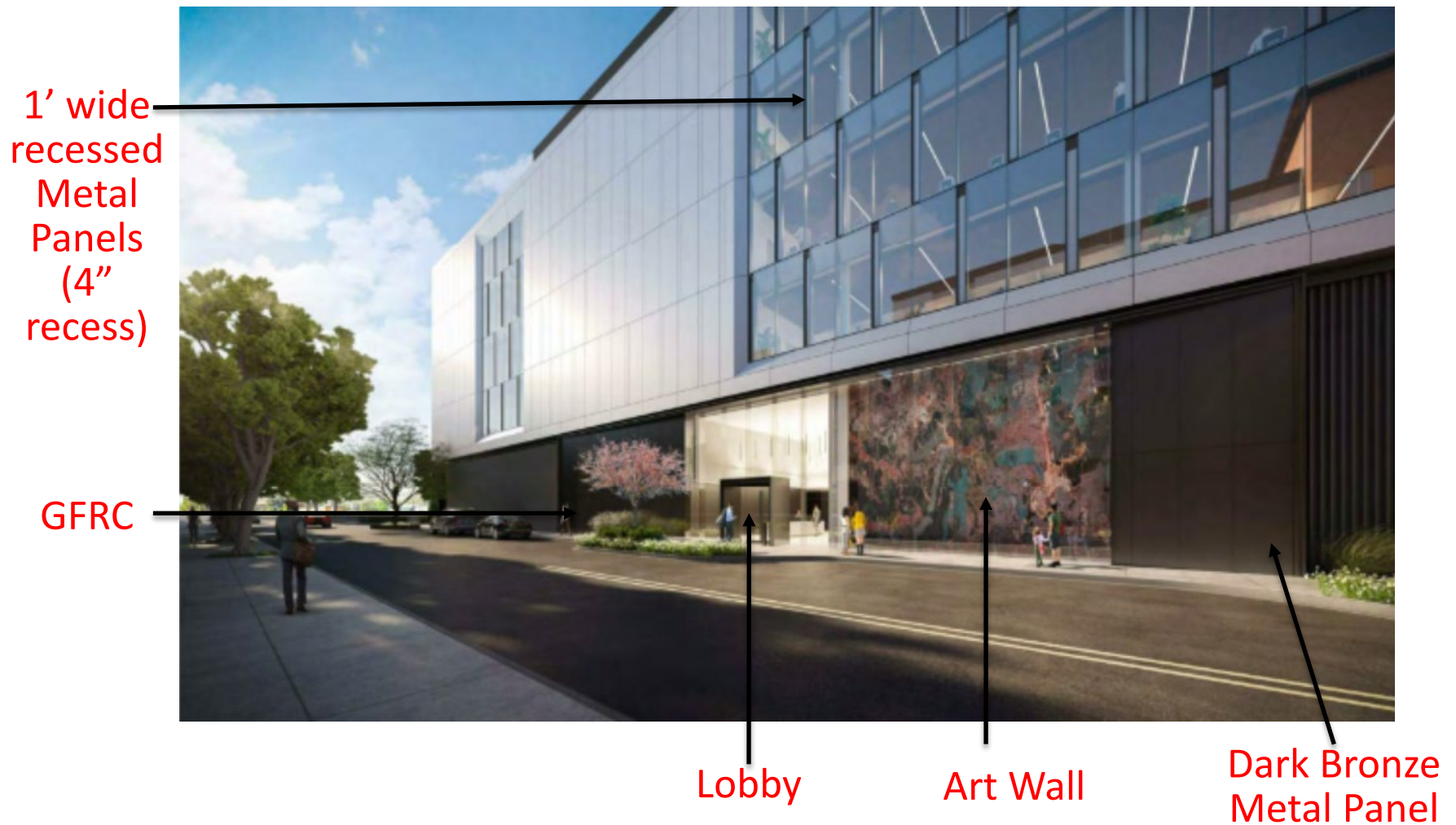


Clear Glass Storefront

View corner of W. McKinley and Aries Way



View of Lobby on Aries Way



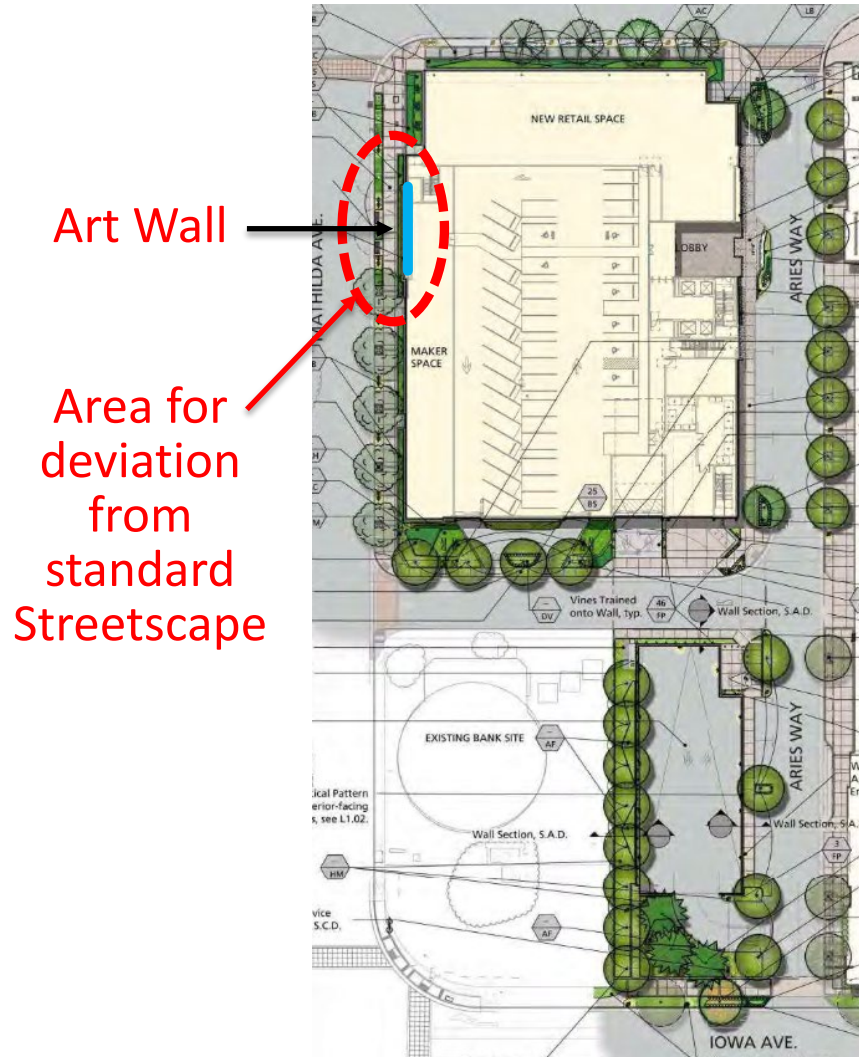
View from Aries



Ramp to Lower Level
Parking

3'-6" high wall
with Vertical
Patterning

Streetscape Standard Deviation



- Condition PS-1, Attachment 4

Development Standards

- Project complies with the development standards and requirements of the DSP Block 18.
- Complies with all the applicable Design guidelines.

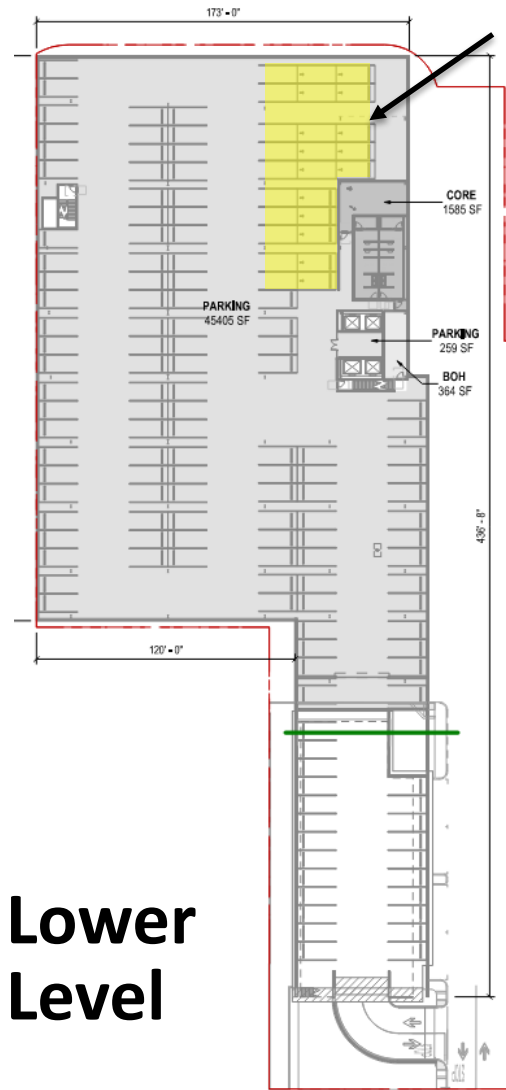
Development Standards

- Parking
 - 252 on-site parking spaces
 - 81 off-site parking spaces
 - Evaluated for entire block (Block 18)
 - Surplus of 559 public parking spaces during peak (2:00 p.m.).
 - Additional surplus of 786 public parking spaces on evenings and weekends.
 - Block 18 provides ample parking

Development Standards

- Tandem & Compact Parking Spaces
 - 36 Tandem spaces
 - 5 Compact spaces
 - Parking adjustment findings:
 - Within ½ mile walking distance from CalTrain.
 - Includes parking management plan

Tandem & Compact Parking Spaces

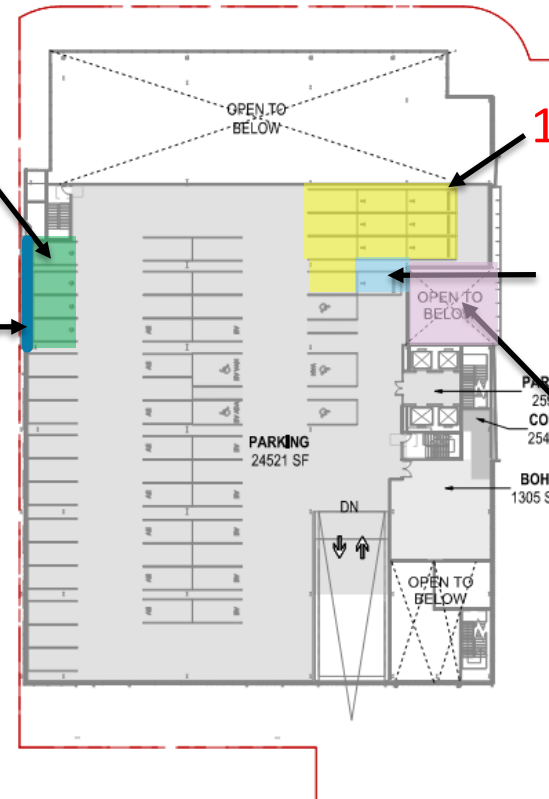


Lower Level

25 Tandem spaces

4 Compact spaces

Art Wall



Second Floor Level

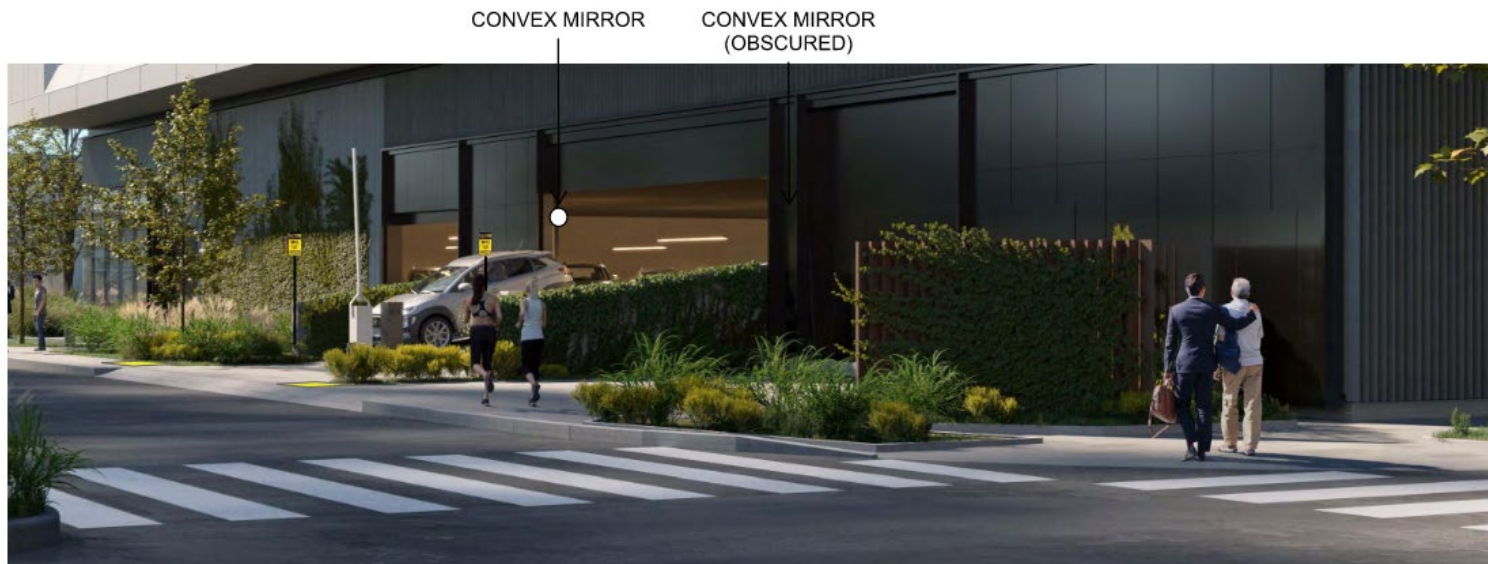
10 Tandem spaces

1 Tandem & Compact space

Lobby

Development Standards

- Ramp Slope
 - DSP guideline allows steeper ramp slopes
 - Notification equipment: mirrors, audible warnings and signs



Environmental Review

- **Downtown Specific Plan Amendments**
 - Included allowances for increased development
 - Community Benefit/Development Agreements
 - Environmental Impact Report
 - Analyzed Block 18 changes and projects
 - Approved By City Council 8/11/20
- Consistency with EIR Analysis
- No further Environmental Review Required

Correction to Conditions

- Add condition in Attachment 4

GC-18. BOOKER AVENUE

Prior to submission of a building permit, the conversion of Booker Avenue from a two-way to a one-way street is required. This will require the preparation of a resolution or ordinance by the Department of Public Works, subject to review and approval by the City Council. Planning staff will reach out to the adjacent property owners to get their agreement on the proposed conversion. [COA] [PUBLIC WORKS/PLANNING]

Correction to Conditions

- Remove condition in Attachment 4

EP-29. TRAFFIC SIGNAL IMPROVEMENTS

~~Traffic signal modifications at the southeast corner of Mathilda Avenue and McKinley Avenue intersection shall be required including but not limited to, installing new pedestrian push button pole and relocate the existing pedestrian push button of the southern crosswalk, relocate the existing pedestrian push button and pole for the eastern crosswalk. Including new foundation, conduits, and conductors, in accordance with the current City design guidelines, Caltrans standards, City Traffic Signal Specification, and Downtown Streetscape Standard Details. Traffic signal improvements shall be designed to accommodate the new ADA directional curb ramps. [COA] [PUBLIC WORKS]~~

Correction to Conditions

- Modify condition in Attachment 4

EP-23. CURB RAMPS

Remove existing curb ramps located on the northeast corner of Mathilda Avenue/Booker Avenue, on the southeast corner of Mathilda Avenue/McKinley Avenue and on the southwest corner of McKinley Avenue/Aries Way and construct new ADA directional curb ramps so that the visually impaired are directed towards the receiving end of each location. ~~Install new directional curb ramps on the northeast corner of Mathilda Avenue at Booker Avenue, on the southeast corner of Mathilda Avenue at McKinley Avenue and on the southwest corner of McKinley Avenue at Aries Way.~~ Install new curb ramps along Booker Avenue at Aries Way as shown on Grading Plan Sheet C5 fronting project site, or as deemed necessary by the Department of Public Works. Additional re-grading of asphalt may be required to ensure there are no localized low points and positive surface runoff occurs along the flow line. [COA] [PUBLIC WORKS]

Correction to Conditions

- Modify condition in Attachment 4
- EP-31.MAINTENANCE AGREEMENT: Developer is subject to a maintenance agreement for maintenance of public improvements located inside the back of curb of perimeter streets around the development as shown on the final map of Tract 9925. The subject Public Street and Utility Maintenance Agreement recorded 10/1/07 (Exhibit N) is to be updated ~~prior to first building occupancy~~ as separately required by the adopted Development Agreement.
[COA] [PUBLIC WORKS]

Correction to Conditions

- Correct condition in Attachment 4
- BP-11. FEES AND BONDS(b):
 - (b) FAIR SHARE CONTRIBUTIONS – The applicant shall pay the following Fair Share Contributions based on the adopted MMRP for ~~Block 3~~ 300 Mathilda Avenue Specific Development:

Correction to Recommended Findings

- California Environmental Quality Act:

(8) For the reasons discussed in Section ENVIRONMENTAL REVIEW of the PLANNING COMMISSION Staff Report for the proposed Project dated ~~October 12, 2020~~ **September 27, 2021**, the Planning Commission finds that the proposed Project is consistent with the DSP.

Correction to Recommended Findings

	Section	Guideline	Finding	Comment
18.	Architectural Character and Details	GG-C.3. Awnings, canopies, and shade structures should be provided along the street level to create more pedestrian-scaled enclosures at the sidewalk and accommodate signs, graphics, and lighting	No <u>Yes</u>	<u>The significant ground floor wall plane recesses near McKinley/Mathilda and McKinley/Aries corners help in creating pedestrian-scaled enclosures and meeting the intent of this guideline. The addition of awnings, canopies, and shade structures maybe considered by the future tenants, subject to review and approval by Director of Community Development Department.</u>

Correction to Staff Report

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~~*During the evenings and weekends, the on-site parking garage would be used by commercial uses and the public.*~~

Recommendation

Alternatives

Alternative 1:

- Make CEQA Findings consistent with DSP EIR & Findings and Approve SDP in Attachment 3
- Recommended Conditions of Approval in Attachment 4

Alternative 2:

- Same as Alternative 1, with modified Conditions of Approval

Alternative 3:

- Deny the Special Development Permit and provide direction where changes should be made

Staff Recommendation

Alternative 1: Approve the SDP