



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-0586, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2014-8089

Location: 1186 Bordeaux (APNs: 110-35-009 & 008)

Applicant / Owner: Jay Paul Company

Proposed Project:

PARCEL MAP to adjust the property lines of two existing parcels and create two parcels around the footprints of Building 1 and Building 2 and one common lot for a total of three parcels. The Parcel Map is associated with the Moffett Place development project that was approved in December 2012 and is currently under construction.

Reason for Permit: A Parcel Map is required to create new parcels per Sunnyvale Municipal Code (SMC) 18.20.042.

Project Planner: Amber El-Hajj, ael-hajj@sunnyvale.ca.gov, (408) 730-2723

Recommendation: Approve with conditions

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Moffett Park Specific Plan	Same
Zoning District:	MP-TOD (Moffett Park - Transit Oriented Development)	Same
Number of Parcels:	2	3
Parcel Size:	Parcel 1: 321,425 sq. ft. Parcel 2: 456,157 sq. ft. Total: 777,582 sq. ft.	Parcel 1 (Building 1): 37,851 sq. ft. Parcel 2 (Building 2): 39,654 sq. ft. Parcel 3 (common): 700,077 sq. ft. Total: 777,582 sq. ft.

Previous Planning Projects related to Subject Application:	Yes
Neighborhood Preservation Complaint	No
Deviations from Standard Zoning Requirements	No

Background

In December 2012, the Moffett Place development project (#2012-7854) was approved by the City Council. The project included a General Plan Amendment, Rezoning, a Major Moffett Park Design Review and an Environmental Impact Report to allow the development of six office buildings, three

parking structures and an amenities building totaling 1.77 million square feet in the Moffett Park Specific Plan area. Building Permits were issued for the project in 2013, and the project is currently under construction.

Tentative Parcel Map

The Moffett Park Specific Plan allows for the subdivision of campus developments with a Tentative Parcel Map and does not require a Special Development Permit or Variance to permit lots without street frontage as would be required in other areas of the City.

Description of the Tentative Parcel Map

The proposed subdivision will result in two individual (building footprint) parcels and one common parcel as shown in the table below.

Lot Name on Tentative Parcel Map	Common Name	Size (sq. ft.)	Size (acres)
Parcel 1	Building 1	37,851	0.87
Parcel 2	Building 2	39,654	0.91
Parcel 3	Common Parcel	700,077	16.07

Public Improvements

No off-site or on-site improvements are proposed or required as a result of the Tentative Parcel Map. Improvements are being completed pursuant to the requirements of the previously approved development permit (#2012-7854 and 2014-7050).

Public Contact: 121 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Environmental Determination: This is not a “project” as defined by the California Environmental Quality Act (CEQA) and is therefore exempt from CEQA requirements.

FINDINGS

In order to deny the Tentative Map the following findings must be made:

- 1. That the proposed map is not consistent with the general plan, or with any applicable specific plan. [Finding Not Met]*

The design of the subdivision is consistent with the General Plan and the Moffett Place Specific Plan. The creation of individual footprint lots for financing and ownership purposes is encouraged by the Moffett Park Specific Plan.

- 2. That the design or improvement of the proposed subdivision is not consistent with the general plan or with any applicable specific plan. [Finding Not Met]*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The property is being developed under a previously-approved permit (#2012-

7854 and 2014-7050).

3. *That the site is not physically suitable for the proposed type of development. [Finding Not Met]*

The subdivision does not involve any additional proposed development.

4. *That the site is not physically suitable for the proposed density of the development. [Finding Not Met]*

The subdivision does not involve any additional proposed development.

5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. [Finding Not Met]*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. An environmental impact report was prepared to address the potential impacts of the previously-approved development on the site. No additional environmental impacts will result from the proposed subdivision.

6. *That the design of the subdivision of type of improvements is likely to cause serious public health problems. [Finding Not Met]*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The footprint lots and common lot proposed as part of the subdivision are intended to assist in financing and property management. No public health impacts will result from the proposed subdivision.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. [Finding Not Met]*

There are public utility easements located on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

8. *That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by this title. [Finding Not Met]*

The proposed subdivision is consistent with the Subdivision Map Act and the Sunnyvale Municipal Code. The subdivision creates legal lots bounded by the footprint of each office building on the site, as well as a common lot. The creation of footprint lots for financing and ownership purposes is encouraged by the Moffett Park Specific Plan.

As shown above, staff was not able to make any of the Findings for denial of the subject map (Attachment 3), therefore staff is recommending approval of the project.

ALTERNATIVES

1. Approve the Tentative Parcel Map with recommended Conditions in Attachment 2.
2. Approve the Tentative Parcel Map with modifications.
3. Deny the Tentative Parcel Map.

RECOMMENDATION

Alternative 1. Approve the Tentative Parcel Map with the recommended Conditions in Attachment 2.

Prepared by: Amber El-Hajj, Senior Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Conditions of Approval
3. Tentative Parcel Map