



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0606, Version: 1

REPORT TO COUNCIL

SUBJECT

File #: 2015-7400

Location: 1184 N. Mathilda Avenue (APNs: 110-25-042, 110-25-49, and 110-25-55)

Zoning: Moffett Park Specific Plan Transit Oriented Development (MP-TOD)

Proposed Project: Related applications on a 19.31-acre site:

SPECIAL DEVELOPMENT PERMIT: to demolish a portion of the existing surface parking and construct a new 248,259 square foot, five story office building over three stories of parking with additional rooftop and underground parking and reconfiguration of the surface parking lots within the existing office campus.

Applicant / Owner: FSP-Sunnyvale Office Park, LLC (owner) /Jeffery Jacobsen, Commonwealth Partners (applicant)

Environmental Review: Mitigated Negative Declaration

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

SUMMARY OF PLANNING COMMISSION ACTION

This item was considered by the Planning Commission at their hearing of June 13, 2016. An overview of the project was provided; questions and discussion mostly related to the community benefit budget for public safety personnel, providing a green roof, retaining trees and replanting of large box trees, and methods to improve access from site to the VTA Light Rail station across Mathilda Avenue.

There is one clarification to the Report to Planning Commission (Attachment 9): on page one, the Present Site Conditions list the project being on the west side of Mathilda Avenue; it is on the east side of Mathilda.

No members of the public spoke on the item. The Planning Commission recommends approving the application with the addition to conditions to address improving access from the site to the VTA Light Rail station across Mathilda Avenue (EP-1, page 19 of Attachment 4). The Report to Planning Commission can be found in **Attachment 9**. Minutes of the Planning Commission hearing are **Attachment 10**.

ALTERNATIVES

1. Make the required CEQA findings set forth in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Major Moffett Park Special Development Permit with recommended findings in Attachment 3 and the Recommended Conditions of Approval in Attachment 4.
2. Make the required CEQA findings set forth in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Major Moffett Park Special Development Permit with recommended findings in Attachment 3 and modified Conditions of Approval.
3. Make the required CEQA findings set forth in Attachment 3 and adopt the Mitigated Negative

Declaration and deny the Major Moffett Park Special Development Permit.

4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Alternative 1: Make the required CEQA findings set forth in Attachment 3 in the report and adopt the Mitigated Negative Declaration and approve the Major Moffett Park Special Development Permit with recommended findings in Attachment 3 in the report and the Recommended Conditions of Approval in Attachment 4 in the report.

Prepared by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Community Development Director

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS (provided to Planning Commission)

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval **(updated for City Council)**
5. Mitigated Negative Declaration
6. Green Building and Community Benefits
7. Project Plans
8. TIA prepared by Hatch Mott MacDonald

Additional Attachments-for Report to Council

9. **Report to Planning Commission, June 13, 2016 (without attachments)**
10. **Planning Commission Minutes of June 13, 2016**