



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0170, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2016-7985

Location: 1194 N. Mathilda Avenue (APNs: 110-25-049, 110-25-054, 055)

Applicant / Owner: FSP-Sunnyvale Office Park, LLC

Proposed Project:

VESTING TENTATIVE PARCEL MAP to subdivide three parcels into four parcels. The map is associated with the Major Moffett Park Special Development Permit (#2015-7400) at 1184 N. Mathilda Avenue that was approved on June 28, 2016 by City Council.

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

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

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	3	4
Parcel Size	Parcel 1: 307,969 sq. ft. (7.07 acres) Parcel 2: 288,367 sq. ft. (6.62-acres) Parcel 3: 244,807 (5.62-acres) Total=841,1143 (19.31)	Parcel 1: 307,969 sq. ft. (7.07 acres) Parcel 2: 158,994 sq. ft. (3.65 -aces) Parcel 3: 218,236 (5.01-acres) Parcel 4: 155,949 (3.58-acres) Total=841,1143 (19.31)

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

Background

In June 2016, the development project (#2015-7400) was approved by the City Council. The project included a General Plan Amendment, Rezoning, a Major Moffett Park Special Development Permit

and Mitigated Negative Declaration to allow the construction of 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. The approved building would be constructed within the newly created parcel.

Vesting Tentative Parcel Map

The Moffett Park Specific Plan allows for the subdivision of campus development with a Tentative Parcel Map and does not require a Special Development Permit or Variance to permit the creation of separate lots for ownership purposes.

Description of the Tentative Parcel Map

Lot Name on Tentative Parcel Map	Common Name	Size (sq. ft.)	Size (acres)
Parcel A	1184 N. Mathilda	218,236	5.01
Parcel B	1194 N. Mathilda	158,994	3.65
Parcel C	New Parcel	155,949	3.58
Parcel A	1220 N. Mathilda	307,969	7.07

Public Improvements

No new off-site or on-site improvements are proposed or required as part of the Vesting Tentative Parcel Map. Improvements are being completed pursuant to the requirements of the previously approved development permit (#2015-7400).

Public Contact: 28 notices were sent to surrounding property owners 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: The project is considered Categorically Exempt, Class 15, Section 15315 as defined by the California Environmental Quality Act (CEQA) and is therefore exempt from CEQA requirements.

FINDINGS

In order to deny the Vesting 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 Park 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 (#2015-7400).

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 Initial Study/Mitigated Negative Declaration 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 lot proposed as part of the subdivision is 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 lot bounded by the footprint of the approved office building on the site. The creation of a footprint lot 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 Vesting Tentative Parcel Map with recommended Conditions in Attachment 2.
2. Approve the Vesting Tentative Parcel Map with modifications.
3. Deny the Vesting Tentative Parcel Map.

RECOMMENDATION

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

Prepared by: Margaret Netto, Contract Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

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