



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0303, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Proposed Project: PEERY PARK PLAN REVIEW PERMIT to construct a 207,620-square foot, four-story corporate/research and development (R&D) office building and a 7-level, partially underground parking structure with attached ground floor retail of up to 4,000 square feet on a 4.4-acre site resulting in a total of 110% FAR. The project includes outdoor dining/recreation areas and a pedestrian/bicycle path for public use.

File #: 2015-7256

Location: 520 Almanor Avenue (APNs 165-43-016, -017 and -018)

Applicant / Owner: Lane Partners, LLC / Pace Properties

Environmental Review: The project is exempt from additional California Environmental Quality Act (CEQA) review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

Project Planner: Rosemarie Zulueta, (408) 730-7437, rzulueta@sunnyvale.ca.gov

SUMMARY OF PLANNING COMMISSION ACTION

The Planning Commission considered this item on March 6, 2017.

At the beginning of the Planning Commission hearing on this item, staff provided minor corrections to three attachments of the staff report: Standard Requirements and Recommended Conditions of Approval (Attachment 5), CEQA Checklist for Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) Compliance (Attachment 6) and the PPSP EIR - Mitigation Monitoring and Report Program (MMRP) for Project (Attachment 7). The Planning Commission accepted the staff revisions to Attachments 5, 6 and 7.

Staff clarified that the trees proposed for removal are either liquidambar trees or within the proposed building footprints, and that staff has included a condition of approval requiring these trees be replaced per the City's current Tree Replacement Policy. The public sidewalks will meander along the street frontages to preserve the existing mature redwoods.

One member of the public spoke in favor of the project, complimenting the project's abundance of bike parking spaces, reduced vehicular spaces and transportation demand management program goals.

The Planning Commission commended several features of the project; most notably, the preservation of the existing mature redwood trees along the site frontage, the opportunity for inclusion of public art into the proposed parking structure and the public amenities provided. The amenities include the corner retail/commercial area, the outdoor seating/recreational space and the pedestrian/bicycle path

that will provide another connection between the more interior sites of the Peery Park workplace district and Mathilda Avenue.

The Planning Commission voted to recommend Alternative 1, make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 and recommended conditions of approval set forth in Attachment 5.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 and recommended conditions of approval set forth in Attachment 5.
2. Alternative 1 with modified conditions of approval.
3. Do not make the CEQA Findings and direct staff as to where additional environmental analysis is required
4. Deny the Peery Park Plan Review Permit and provide direction to staff and applicant on where changes should be made.

STAFF RECOMMENDATION

Alternative 1: Make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and recommended conditions of approval set forth in Attachment 5 to the Report.

The proposed project provides a mix of uses, quality design and public spaces as envisioned in the Peery Park Specific Plan Innovation Edge district. The buildings are designed to minimize visual impacts to nearby residential neighborhoods and oriented to create stronger pedestrian connections in and around the site.

Prepared by: Rosemarie Zulueta, Senior Planner
Reviewed by: Gerri Caruso, Principal Planner
Reviewed 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

1. **Report to Planning Commission 17-0025, March 6, 2017**
2. Vicinity and Noticing Map
3. Project Data Table
4. Recommended Findings
5. **Standard Requirements and Recommended Conditions of Approval** (*as revised at Planning Commission hearing of March 6, 2017*)
6. **CEQA Checklist for PPSP EIR Compliance** (*as revised at Planning Commission hearing of March 6, 2017*)
7. **PPSP EIR - Mitigation Monitoring and Report Program (MMRP) for Project** (*as revised at Planning Commission hearing of March 6, 2017*)
8. Proposed Community Benefits Plan
9. Site and Architectural Plans
10. Renderings and Neighborhood Context Study
11. ALUC Determination
12. Applicant Response to Planning Commission Study Session Comments

Additional Attachments for Report to Council

13. Excerpt of Draft Minutes of the Planning Commission Meeting of March 6, 2017