



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0444, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Proposed Project: Related applications on a 4.01-acre site on Maude Avenue:

PEERY PARK PLAN REVIEW PERMIT to construct a 174,545-square foot, four-story corporate/research and development (R&D) office building and a 6-level parking structure on a 4.01-acre site resulting in a total of 100% FAR. The project includes outdoor recreation areas and a pedestrian/bicycle path for public use.

TENTATIVE MAP to merge three parcels into one parcel.

File #: 2015-8126

Location: 684 W. Maude Avenue (APNs: 165-28-028)

Applicant / Owner: Simeon Commercial Partners / Ks 684 Maude Llc

Environmental Review: The project is exempt from additional 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.

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SUMMARY OF COMMISSION ACTION

The proposed project was considered by the Planning Commission on April 10, 2017. No members of the public spoke during the public hearing. Discussion from the Planning Commissioners primarily related to the bicycle lane along W. Maude Avenue and the proposed on-site trees and landscaping.

The Planning Commission voted 5-0, to recommend to City Council in accordance with the Staff recommendation including: making the findings and CEQA determination (including the Mitigation Monitoring and Reporting Program); and, approval of the Peery Park Plan Review Permit, Tentative Map, and fees, subject to modified conditions of approval related to:

- Bicycle lane improvements along W. Maude Avenue;
- Consideration of specific size and species trees;
- A recommendation for incorporating the required public art into the design of the garage; and,
- To ensure that the design of the office building roof screening mimics the overall design of the building.

These modifications have been incorporated into the recommendation Conditions of Approval (Attachment 5, EP-25, BP-12c, BP-7, PS-6).

A letter of support was provided and included in Attachment 12.

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 in Attachment 4; make the Findings for the Peery Park Plan Review Permit, Tentative Map, Sense of Place Fee and Water Infrastructure fee in Attachment 4; and approve the Peery Park Plan Review Permit and Tentative Map subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 and recommended conditions of approval noted 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 Tentative Map 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 in Attachment 4 to the Report; make the Findings for the Peery Park Plan Review Permit, Tentative Map, Sense of Place Fee and Water Infrastructure fee in Attachment 4 to the Report; and approve the Peery Park Plan Review Permit and Tentative Map 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.

As envisioned for the PPSP Innovation Edge (IE) district, the proposed project provides a unique and high quality building design and layout that improves the visual streetscape and pedestrian experience at a prominent street intersection in Peery Park.

Prepared by: Ryan Kuchenig, Senior 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 17-0297, April 10, 2017 (*without attachments*)
2. Vicinity and Noticing Map
3. Project Data Table
4. Recommended Findings
5. Standard Requirements and Recommended Conditions of Approval (*updated*)

6. CEQA Checklist for PPSP EIR Compliance
7. PPSP EIR - Mitigation Monitoring and Report Program (MMRP) for Project
8. Proposed Community Benefits Plan
9. Site and Architectural Plans
10. ALUC Consistency Determination

Additional Attachments for Report to Council

11. Excerpt of Draft Minutes of the Planning Commission Meeting of April 10, 2017
12. Public Comment Letter