



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 17-1186, Version: 1

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### REPORT TO CITY COUNCIL

#### **SUBJECT**

**File #:** 2016-7573

**Location:** 623-625 N. Pastoria Avenue (APNs:165-41-029 & 165-41-030)

**Proposed Project:** Related applications on a 1.35-acre site on N. Pastoria Avenue:

**PEERY PARK PLAN REVIEW PERMIT** to construct a 52,755-square foot, three-story corporate/research and development (R&D) office building and a one-level underground parking structure resulting in a total of 89% FAR. The project includes a restaurant on the first floor.

**Applicant / Owner:** Arc Tec, Inc. / George And Josefa Yagmourian Trustee

**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.

**Project Planner:** Ryan Kuchenig (408) 730-7431, rkuchenig@sunnyvale.ca.gov

#### **SUMMARY OF COMMISSION ACTION**

The proposed project was considered by the Planning Commission on December 11, 2017. No members of the public spoke during the public hearing. Discussion from the Planning Commissioners primarily related to the proposed design and landscaping.

The Planning Commission voted 6-0, with one commissioner absent, to recommend to the 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, and fees, subject to modified conditions of approval related to:

- Requiring large species native trees, as appropriate for the site

Note that this provision for large native trees species is already stated in Condition of Approval BP-12c; therefore, no further modifications have been incorporated into the recommended Conditions of Approval.

#### **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 (Attachment 4); make the Findings for the Peery Park Plan Review Permit, Sense of Place Fee and Water Infrastructure fee (Attachment 4); 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 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 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 (Attachment 4 to the Report); make the Findings for the Peery Park Plan Review Permit, Sense of Place Fee and Water Infrastructure fee in Attachment 4 to the Report; 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.

As envisioned for the PPSP Mixed Industry Core district, the proposed project allows for an intensification of the site with a more efficient site layout and high quality building design which will contribute to an improved visual and pedestrian experience. With the included restaurant use and planned improvements along N. Pastoria, a plaza-like space will also be created.

Prepared by: Ryan Kuchenig, Senior Planner  
Reviewed by: Andrew Miner, Planning Officer  
Reviewed by: Trudi Ryan, Community Development Director  
Reviewed by: Teri Silva, Interim Assistant City Manager  
Approved by: Kent Steffens, City Manager

### **ATTACHMENTS**

1. Report to Planning Commission 17-1067, December 11, 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 Minutes of the Planning Commission Meeting of December 11, 2017

