



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 18-0502, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Proposed Project: Related applications on an 8.42-acre site:

PEERY PARK PLAN REVIEW PERMIT: to construct a new 172,649 square foot, four-story office building with two levels of underground parking, 4.5-level parking structure and associated site work and landscaping to an existing campus consisting of two 4-story office buildings and one 2-level parking deck. The project will result in 100% FAR.

File #: 2016-7607

Location: 445 and 455 N. Mary Avenue (APNs: 165-32-015)

Zoning: Peery Park Specific Plan - Innovation Edge

Applicant/Owner: Jay Paul Company

Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines Section 15168 (c)(2) and (4) 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 mitigations are required.

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

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on May 14, 2018. No members of the public spoke during the public hearing. Discussion from the Planning Commissioners primarily related to the architecture of the building and parking structure.

The Planning Commission voted 7-0, to recommend to City Council in accordance with the Staff recommendation including making the findings and CEQA determination (including the Mitigation Monitoring Reporting Program); and, approval of the Peery Park Plan Review Permit with the following modified conditions of approval:

- Modify COA BP-25(b) as recommended by staff to strike the word "Platinum";
- Add patterned glass to the garage as discussed with the applicant;
- Complete a tree review to ensure that no new trees will be vectors for Oak root fungus, substituting native species trees as needed; and,
- Recommend the integration of art with the building, with consideration for Chihuly artwork.

These modifications have been incorporated into the staff recommended Conditions of Approval (Attachment 5, BP-9, BP-10 f, BP-25b, PS-5), with minor adjustments to the wording.

BACKGROUND

The Water Infrastructure Fee findings in Attachment 4 and Condition PS-1 has been removed from

the staff recommended conditions of approval since the project is not subject to the water infrastructure improvements as discussed in the most recent water study. The water study capacity analysis prepared for Peery Park Specific Plan determined the existing capacity is adequate to support the Plan area.

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, Sense of Place Fee in 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.
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 state the reasons for denial.

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, Sense of Place 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.

Staff is recommending in accordance with the Planning Commission recommendation, with one modification: eliminate reference to a specific artist in Condition of Approval BP-9.

As envisioned for the PPSP 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: Margaret Netto, Project Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Assistant Director, Community Development

Reviewed by: Trudi Ryan, Community Development Director

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 18-0284, May 14, 2018 (*without attachments*)
2. Vicinity and Noticing Map
3. Project Data Table
4. Recommended Findings
5. Standard Requirements and Recommended Conditions of Approval (*updated after Planning Commission hearing*)
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 (*updated after Planning Commission hearing*)

Additional Attachments for Report to Council

11. Excerpt of Minutes of the Planning Commission Meeting of May 14, 2018