
File #: 18-1018, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT to construct two 162,000-square foot, four-story corporate/research and development (R&D) office buildings and a 6-level parking structure on a 10.4-acre site (Phase 2 of the W. Maude Ave Campus). An existing approximately 58,188 s.f. building is to be retained. A total of approximately 382,188 s.f. and 85% FAR is requested.

Location: 810-870 W. Maude Avenue & 470 Potrero Ave (APNs: 165-30-001, 011, & 012)

File #: 2017-7066

Zoning: Peery Park Specific Plan (PPSP)

Subdistrict: Innovation Edge (IE) & Mixed Industry Core (MIC)

Applicant / Owner: Simeon Commercial Properties / 870 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.

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

SUMMARY OF PLANNING COMMISSION ACTION

The Planning Commission considered this item on November 12, 2018. No members of the public spoke during the public hearing. Discussion from the Planning Commissioners primarily related to bicycle lane improvements, building design and existing trees.

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:

- Protect additional existing trees specified as #330, #331, #332, and #334 in the project plans (*added Condition of Approval BP-15e*).
- Maximize energy efficiency through roof cooling measures within the building design (*added Condition of Approval BP-32*).
- A recommendation for incorporating the required public art into the design of the buildings and/or parking structure (*modified Condition of Approval BP-8*).
- Maximize the use of pervious asphalt and concrete for areas normally used for runoff (*added Condition of Approval BP-12g*).
- Incorporate showers within the first floor of the office buildings to support alternative transportation (*added Condition of Approval BP-33*).
- A public bicycle/pedestrian path along the south property shall be required within the project

design of any future redevelopment proposal for the site at 470 Potrero Avenue (*added Condition of Approval GC-16*).

- Consult with the Department of Public Works to consider implementation of a “Dutch style” intersection design along W. Maude Avenue at the intersections of Potrero Avenue and N. Pastoria Avenue (*added Condition of Approval EP-40*).

Draft minutes of the Planning Commission hearing are in Attachment 11.

AFTER PLANNING COMMISSION

Subsequent to the Planning Commission hearing, the applicant reviewed the application materials and determined that the open space calculation for the project did not fully account for all of the open space. A revised calculation of the landscaping and open space was submitted; staff determined that the calculation was accurate (Attachment 12). This new information changes the defined benefits available for this application (two points) and reduces the need for flexible benefits.

The revised Community Benefit Plan is anticipated to achieve a minimum of 50 points to reach the desired 85 percent FAR. The applicant proposes the following:

35 Defined Community Benefit points
15 Flexible Community Benefit points
50 Total points (see revised Attachment 8)

The revised calculation for the flexible benefits is:

15 percent of Total Building Area (382,188 square feet) x \$30/ square foot
= \$1,719,846 approximate value

The recommended Conditions of Approval have been revised to reflect this change (see revised 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. a) 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; b) make the Findings for the Peery Park Plan Review Permit and Sense of Place Fee in Attachment 4; and, c) approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and the recommended conditions of approval set forth in Attachment 5 to the Report.
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: a) 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; b) make the Findings for the Peery Park Plan Review Permit and Sense of Place Fee in Attachment 4 to the Report; and, c) approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and the recommended conditions of approval set forth in Attachment 5 to the Report.

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. The recommended conditions of approval incorporate the recommendations of the Planning Commission and the revisions to the Community Benefits program.

Prepared by: Ryan Kuchenig, Senior Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Assistant Community Development Director

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 18-0842, November 12, 2018 (without attachments)
2. Vicinity and Noticing Map
3. Project Data Table (*revised for City Council hearing*)
4. Recommended Findings
5. Standard Requirements and Recommended Conditions of Approval (*revised for City Council hearing*)
6. CEQA Checklist for PPSP EIR Compliance
7. PPSP EIR - Mitigation Monitoring and Report Program (MMRP) for Project
8. Proposed Community Benefits Plan (*revised for City Council hearing*)
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 November 12, 2018.
12. Revised Landscaping and Open Space Plan