



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0431, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

TENTATIVE MAP: To subdivide one parcel into five parcels (two common lots for parking/landscaping and three lots for office buildings).

Location: 445 Mary Avenue (APN:165-32-015)

File #: 2018-7495

Zoning: PPSP-IE (Peery Park Specific Plan, Innovation Edge)

Applicant / Owner: Jay Paul / Tp Spe LLC

Environmental Review: The proposed 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. The project is within the scope of the Peery Park Specific Plan Environmental Impact Report (EIR) as no new environmental impacts are anticipated and no new mitigation measures are required.

Project Planner: Margaret Netto, 408-730-1221, mnetto@sunnyvale.ca.gov

BACKGROUND

In June 2018, the 445 N. Mary Avenue development project (#2016-7607) was approved by the City Council. The project included a Peery Park Plan Review Permit to allow the construction of a new 172,649 square foot, four-story office building with two levels of underground parking, a 4.5-level parking structure and associated site work and landscaping to an existing office campus consisting of two, four-story office buildings and one, two-level parking deck.

Description of Proposed Project

Tentative Map

The proposed Tentative Map provides for the creation of ownership parcels for each building and common open space, which does not change the use and is consistent with the intent of the approved project. No Special Development Permit or Variance applications are required to permit the creation of separate lots for ownership purposes. The proposed Tentative Map shows the location of the proposed lot lines, public and private streets and other improvements (See Attachment 4). The Final Map is approved by the Director of Public Works and must be in substantial conformance to the Tentative Map.

Description of the Tentative Map

| Lot Name on Tentative Map | Size (sq. ft.) | Size (acres) |
|---------------------------|----------------|--------------|
| Parcel A | 44,912 | 1.008 |

| | | |
|----------|---------|-------|
| Parcel B | 31,329 | 0.719 |
| Parcel C | 31,329 | 0.719 |
| Parcel D | 68,204 | 1.566 |
| Parcel E | 190,962 | 4.384 |
| Total | 365,736 | 8.396 |

ENVIRONMENTAL REVIEW

The proposed project is within the scope of the Peery Park Specific Plan Environmental Impact Report (EIR), which was certified by the City Council upon adoption of the plan in 2016. Therefore, no new environmental review is required per California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(2) and (4) and Public Resources Code Section 21094.

DISCUSSION

The proposed subdivision is consistent with the Subdivision Map Act and the Sunnyvale Municipal Code. The subdivision creates legal parcels bounded by the footprint of the existing/approved office buildings and parking structure on the site. The creation of footprint lots for financing and ownership purposes is encouraged by the Peery Park Specific Plan.

As shown in Attachment 2, staff was not able to make any of the Findings for denial of the subject map (Attachment 4); therefore, staff is recommending approval of the project.

PUBLIC CONTACT

145 notices were sent to surrounding property owners and residents within 300 feet of the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

See Attachment 1 for a map of the vicinity and mailing area for notices.

ALTERNATIVES

1. Approve the Tentative Map with recommended Conditions in Attachment 3.
2. Approve the Tentative Map with modifications.
3. Deny the Tentative Map.

RECOMMENDATION

Alternative 1. Approve the Tentative Map with recommended Conditions in Attachment 3.

Prepared by: Margaret Netto, Project Planner

Approved by: George Schroeder, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Standard Requirements and Recommended Conditions of Approval
4. Tentative Map