



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0830, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

TENTATIVE PARCEL MAP: Subdivide one parcel into two parcels to create one new lot for Building 6 and one common lot at Moffett Place

Location: 1185 Borregas Ave. (APN:110-35-025)

File #: 2019-7134

Zoning: MPT

Applicant / Owner: Moffett Place LLC

Environmental Review: The project is considered Categorically Exempt, Class 15 section 15315 as defined by California Environmental Quality Act (CEQA) and is therefore exempt from CEQA requirements.

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

BACKGROUND

In December 2013, the Moffett Place development project (#2012-7854) was approved by the City Council. The project included an Amendment to the Moffett Park Specific Plan, Major Moffett Park Design Review, Development Agreement and Subsequent Environmental Impact Report to allow the construction of six new eight-story office buildings, a two-story amenities building, two parking structures, surface parking and associated landscape improvements.

Description of Proposed Project

Tentative Parcel Map

The proposed Tentative Parcel Map provides for the creation of an ownership parcel for Building 6 and common open space (surface parking lot), which does not change the use and is consistent with the intent of the approved project. This Tentative Parcel Map subdivides a portion of the 55.39-acre office complex. No Special Development Permit or Variance applications are required to permit the creation of separate lots for ownership purposes. The proposed Tentative Parcel Map shows the location of the proposed lot lines, public and private streets and other improvements (See Attachment 4). The Final Parcel Map is approved by the Director of Public Works and must be in substantial conformance to the Tentative Parcel Map.

Description of the Tentative Parcel Map

Lot Name on Tentative Map	Size (sq. ft.)	Size (acres)
Parcel A	44,040	0.965
Parcel B	305,797	7.020

Total	347,837	7.985
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ENVIRONMENTAL REVIEW

The project is considered Categorically Exempt, Class 15 section 15315 as defined by California Environmental Quality Act (CEQA) and is therefore exempt from CEQA requirements.

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 office building and surface parking (common lot) on the site. The creation of footprint lots for financing and ownership purposes is encouraged by the Moffett Park Specific Plan. No physical changes to the site are proposed as part of this action. Common vehicular and pedestrian circulation across the entire site will be maintained.

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

29 notices were sent to surrounding property owners and residents adjacent to 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.

ALTERNATIVES

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

RECOMMENDATION

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

Prepared by: Margaret Netto, Project Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

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