



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0356, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: Related applications on a 40.5 acre site:

MAJOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT: Two new five-story R&D office buildings of 1,041,890 square feet resulting in 60 percent Floor Area Ratio (FAR). The existing 710,381 square feet of office & manufacturing buildings will be demolished.

VESTING TENTATIVE MAP: Merge ten existing parcels and create two new parcels.

Location: 360 W. Caribbean Drive (APNs: 110-26-020, 021, 022, 023, 025, 027, 028, 029, 030, 031)

File #: 2017-8042

Zoning: Moffett Park Industrial (MP-I) & Moffett Park Transit Oriented Development (MP-TOD)

Applicant / Owner: Google LLC (applicant) / Google Inc. (owner)

Environmental Review: Transportation Environmental Impact Report and Statement of Overriding Considerations and Mitigation Monitoring and Reporting program

Project Planners: Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov and Michelle King, (408) 730-7463, mking@sunnyvale.ca.gov.

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on February 24, 2020.

The Planning Commission voted 6-0 (Commissioner Rheaume recused due to a conflict) to recommend adoption of a resolution certifying the Transportation Environmental Impact Report (Transportation EIR), adopting the Statements of Overriding Consideration, and adopting the Mitigation Monitoring and Reporting Program and approval of the Major Moffett Park Site Development Permit and Vesting Tentative Map. The Planning Commission accepted the staff clarification for conditions PS-7, BP-19, EP-7, and PF-3 provided prior to the public hearing (not reflected in the published staff report), and added additional language to condition PF-3 (Bay Trail Parking) to provide clarification on the location and the intent of the required 18 spaces. Staff agrees with the additional Bay Trail language; all changes have been included in Attachment 9, Recommended Conditions of Approval):

The Report to Planning Commission is Attachment 1 and draft minutes are in Attachment 13.

One member of the public spoke and expressed concern regarding traffic. Staff has not received any public comment letters regarding the project.

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

Transportation EIR Actions:

1. Adopt a resolution certifying the Transportation EIR, adopting the Statements of Overriding Consideration, and adopting the Mitigation Monitoring and Reporting Program as contained in Attachments 4 and 5 of the report.
2. Not certify the Transportation EIR and do not adopt the Statements of Overriding Consideration, and direct staff as to where additional environmental analysis is required.

Major Moffett Park Special Development Permit and Tentative Map Actions:

3. Approve the Major Moffett Park Special Development Permit as indicated in the Site and Architectural Plans in Attachment 6 of the report and Tentative Map in Attachment 7 of the report, Findings of Approval in Attachment 8 of the report and Conditions of Approval in Attachment 9 of the report.
4. Approve the Major Moffett Park Special Development Permit and Tentative Map with modifications.
5. Deny the Major Moffett Park Special Development Permit and Tentative Map.

STAFF RECOMMENDATION

Alternatives 1 and 3: 1) Adopt a resolution certifying the Transportation Environmental Impact Report, adopting the Statements of Overriding Consideration, and adopting the Mitigation Monitoring and Reporting Program as contained in Attachments 4 and 5 of the report; and, 3) Approve the Major Moffett Park Special Development Permit as indicated in the Site and Architectural Plans in Attachment 6 of the report and Tentative Map in Attachment 7 of the report, Findings of Approval in Attachment 8 of the report and Conditions of Approval in Attachment 9 of the report.

Staff recommends that the project be approved as proposed with the Recommended Conditions of Approval. Approval would include deviations from the front yard setback requirements (allowing a generator between the building and street) and a reduction in the number of required parking spaces. The proposed project meets the intent of the MPSP by constructing additional Class A office space within proximity to light rail. The proposed architecture has been designed to be sensitive to the surrounding area by stepping down the buildings toward W. Caribbean Drive and placing the main mass of the buildings on the south side of the buildings. The proposed landscape plans would replace non-native species of plants with more native species and the proposed improvements to the West Channel would allow for more connectivity between the office buildings and allow public access through the site and along the channel. The applicant has worked closely with the City to bring the proposed project forward for consideration and approval.

Prepared by: Shaunn Mendrin, Principal Planner

Reviewed by: Andrew Miner, Assistant Director, Community Development

Reviewed by: Trudi Ryan, Director, Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission No. 20-0263, February 24, 2020 (without attachments)
2. Site, Vicinity and Public Notice Map

3. Project Data Table
4. Final Transportation EIR for 360 W. Caribbean Drive
5. Draft City Council Resolution and CEQA Findings
6. Site and Architectural Plans
7. Vesting Tentative Map
8. Recommended Findings for Major Moffett Park Special Development Permit
9. Recommended Conditions of Approval
10. Parking Reduction Justification Memo
11. Draft TDM Plan
12. Floor Area Ratio Calculations

Additional Attachments for Report to Council

13. Excerpt of Minutes of the Planning Commission Meeting of February 24, 2020