



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0941, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: **PEERY PARK PLAN REVIEW PERMIT** to construct two five-story office/R&D buildings totaling 391,131 square feet in floor area and 100% floor area ratio (FAR), and a six-level parking structure.

Location: 888 Ross Drive (APNs: 110-07-035, 036)

File #: 2019-7860

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

Applicant / Owner: Perry Hariri / STP Property LLC

Environmental Review: The project is exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) 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 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 October 26, 2020. 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, open space/landscaping and the Mary Avenue extension.

The Planning Commission voted 5-1 (Commissioner Simons dissenting and Commissioner Rheaume absent), to recommend Alternative 1 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:

- Delete Condition PS-2 Parking and Circulation Plan (new plan not required as sufficient information was available at the public hearing);
- Update the CEQA Checklist, Attachment 6, to include the updated parking spaces from 1,290 parking spaces to 1,212 parking spaces and the updated number of protected trees to be removed from 92 protected trees to 58 protected trees.

These modifications have been incorporated into the staff recommended Conditions of Approval (Attachment 5, PS-2), with minor adjustments as noted above to the wording in the CEQA Checklist Attachment 6.

Minutes of the Planning Commission meeting are in Attachment 14.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at 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 exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c) as it is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 6 to the Report; make the Findings for the Peery Park Plan Review Permit, and Sense of Place Fee in Attachment 4 to the Report; and approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and recommended conditions of approval noted in Attachment 5 to the Report.
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.

RECOMMENDATION

Alternative 1: Make the required Findings to approve the California Environmental Quality Act (CEQA) determination that the project is exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c) as it is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 6 to the Report; make the Findings for the Peery Park Plan Review Permit and 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.

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. The proposed project complies with all applicable development standards and design guidelines. The project minimizes the loss of "protected" trees, enhances the on-site experience by providing a variety of seating options, for year-round climate and comfort, shelter and evening lighting to encourage pedestrian activity and ensure safety. Sidewalk improvements and the landscaped plaza/green space between the buildings and walk paths would be constructed to create ease of pedestrian circulation and connection between the different structures and landscape and provide for a much-improved streetscape and pedestrian experience.

Prepared by: Margaret Netto, Senior Planner

Reviewed by: Noren Caliva-Lepe, 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 20-0763, October 26, 2020 (without attachments)
2. Vicinity and Noticing Map
3. Project Data Table (*revised*)
4. Recommended Findings
5. Standard Requirements and Recommended Conditions of Approval (*revised*)
6. CEQA Checklist for PPSP EIR Compliance (*revised*)
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
11. Arborist Report
12. Links to Draft and Final EIR for Peery Park Specific Plan
13. Preliminary Landscaping Plans

Additional Attachments for Report to Council

14. Excerpt of Draft Minutes of the Planning Commission Meeting of October 26, 2020