



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 21-0446, Version: 1

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### REPORT TO THE ZONING ADMINISTRATOR

#### **SUBJECT**

**Proposed Project:** Related applications on a 13.4-acre lot:

**TENTATIVE PARCEL MAP:** subdivide an industrial parcel into two parcels, and

**MINOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT:** allow 12.6% of total landscaped area, where 20% minimum is required on Parcel 2.

**Location:** 1260 N Mathilda Ave (APN: 110-25-051)

**File #:** 2019-7829

**Zoning:** Moffett Park TOD (MPT)

**Applicant / Owner:** BKF Engineering (applicant) / JSR Microelectronics Inc. (owner)

**Environmental Review:** Class 15, Section 15315 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Aastha Vashist, 408-730-7458, avashist@sunnyvale.ca.gov

#### **BACKGROUND**

##### **Description of Proposed Project**

The applicant proposes subdivision of an existing 13.4 acres industrial parcel into two parcels (10.5 acres and 2.9 acres area). The property is located within the Moffett Park Specific Plan (MPSP) area at the southeast corner of the intersection of West Java Drive and North Mathilda Avenue. The project site is currently developed with one and two-story 101,137 square feet industrial buildings on Parcel 1 and a parking lot on Parcel 2. No new floor area is proposed. If approved, the construction activity on the project site will be limited to offsite public improvements.

A Tentative Parcel Map permit is required for subdivision of the existing parcel. A Minor Moffett Park Special Development Permit. (minor MP-SDP) is required to consider deviation from the minimum landscaping requirements. The proposed new 2.9 acres parcel (Parcel 2) has 12.6% landscaped area, where a minimum of 20% landscaped area is requirement. The project also includes public right-of-way improvements for which seven protected trees are proposed to be removed.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

##### **Previous Actions on the Site**

In July 2020, a staff-level planning permit (2020-7459) was approved for site modifications to the existing property including a new trash enclosure, landscaping, and parking improvements.

#### **ENVIRONMENTAL REVIEW**

A Class 15 Categorical Exemption Section 15315 (division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels) relieves this project from the

California Environmental Quality Act (CEQA) provisions.

## **DISCUSSION**

The site is currently developed with one-and two-story industrial buildings and served by two surface parking areas accessible from West Java Drive and North Mathilda Avenue. The applicant proposes to subdivide the parcel into two separate parcels (Parcel 1 and Parcel 2). The 10.5-acre Parcel 1 comprises the north part of the existing parcel with all the existing structures, while the 2.9-acre Parcel 2 includes the southern parking lot accessible from North Mathilda Avenue and Bordeaux Drive. New sidewalk, park strip, and street trees will be installed in the public right-of-way, according to standard applicable specifications.

Parcel 1 is proposed to be 459,365 sq. ft. (10.5 acres) with a width of 418 feet and depth of 748 feet, which meet the minimum standard of 100 feet for lot width and 150 feet for lot depth. Access to the parcel is provided by a driveway from West Java Drive and North Mathilda Avenue. The existing 101,137 square feet industrial buildings would comply with all setback, lot coverage and Floor Area Ratio requirements. The floor area ratio (FAR) is proposed to be 22% (17.3% for the combined two parcels), where 50% is the maximum.

Parcel 2 is a lot area of 127,967 sq. ft (2.9 acres). The width of the lot at North Mathilda Avenue is 156 feet and the lot depth is 553 feet, which meets the minimum lot width and depth standards. The primary access will be from the driveway from North Mathilda Avenue and a secondary access is available from Bordeaux Drive. This proposed new parcel is undeveloped and includes parking and landscaped areas.

## **Development Standards**

The proposed new lots meet a majority of the MPSP site development standards including minimum lot size, width, depth, Floor Area Ratio and lot coverage, except a deviation is requested from the minimum landscaped area requirement for Parcel 2.

Staff finds that the requested landscaping deviation is reasonable as the application only involves the subdivision of the parcel for ownership purposes and does not involve the redevelopment of the parcels. Any future site modifications or redevelopment will be subject to the development standards. See Attachment 3 for required SDP findings.

Staff is supportive of the proposed Parcel Map, as the map complies with all relevant policies and does not result in negative impacts to the neighborhood. See Attachment 3 for required Parcel Map findings.

## **Parking**

The total parking spaces provided at the site is currently 253 parking spaces. The minimum parking spaces required for 101,137 square feet industrial buildings is 203 parking spaces. The parcel 1 consists of the north parking lot that has currently 161 parking spaces. As part of the recently approved Miscellaneous Planning Permit (MPP#2020-7459), the applicant proposed additional 70 parking spaces for Parcel 1 that results in a total of 231 parking spaces, where 203 is the minimum requirement. Parcel 2 consists of 91 existing parking spaces. However, since the parcel has no structures, there is no minimum parking requirement. Condition have been added to require compliance with the approved MPP (see Condition GC-6, Attachment 4).

### **Landscaping**

The minimum landscape requirement is 20% of the lot area. The existing parcel provides 21% landscaping for the entire site. For Parcel 1, the proposed landscape area is 24% and for Parcel 2, the proposed landscape area is 12.6%. No new landscaping is proposed with the project for Parcel 2. For Parcel 1, landscaping improvements were approved under a separate permit as previously mentioned.

### **Public Improvements**

The project includes public improvements which would include widening of the sidewalk, new park strip, driveway approaches and new street trees to meet current City standards (see Attachment 4).

### **Tree Preservation, Removal, and Replacement**

An arborist report was provided, which evaluated the health and disposition of all onsite trees. The report recommended removal of seven existing protected trees. The report notes that the trees are recommended for removal due to their condition and public-right-of-way improvements. City staff, including the City Arborist, walked the site frontages along North Mathilda Ave and West Java Drive and were in concurrence with the project arborist's findings. The City's Tree Replacement Standards require a minimum of 14, 24-inch box trees to be planted to mitigate the loss of the existing protected trees in accordance with the City's Tree Replacement Standards. See Condition BP-5, Attachment 4.

### **PUBLIC CONTACT**

18 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 Special Development Permit and Tentative Map with recommended Conditions in Attachment 2.
2. Approve the Special Development Permit and Tentative Map with modifications.
3. Deny the Special Development Permit and Tentative Map.

### **RECOMMENDATION**

Alternative 1. Approve the Special Development Permit and Tentative Map with recommended Conditions in Attachment 2.

Prepared by: Aastha Vashist, Associate Planner

Approved by: Momoko Ishijima, Senior Planner

### **ATTACHMENTS**

1. Vicinity and Noticing Maps
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Arborist Report
7. Letter from the Applicant