

<b>PLANNING COMMISSION MINUTES OF OCTOBER 10, 2011</b>
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<b>2. FILE #:</b>	<b>2011-7495</b>
<b>Location:</b>	<b>589 W. Java Dr. (APN: 110-26-033, 044, 047)</b>
<b>Proposed Project:</b>	Parcel Map and Major Moffett Park Design Review to add a new, six-story 315,000 square foot office building where 24,000 square feet for a special use amenities building and one parking structure (78% Floor Area Ratio).
<b>Applicant/ Owner</b>	Yahoo! / Java SNV Holdings LLC
<b>Environmental Review:</b>	Mitigated Negative Declaration
<b>Staff Contact:</b>	Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

**Shaunn Mendrin**, Senior Planner, presented the staff report.

**Comm. Sulser** discussed with staff several questions regarding the transportation section of the Mitigated Negative Declaration (MND) with staff clarifying questions 38, 39 and 41 in the MND, Attachment C.

**Chair Hendricks** asked staff if the MND is for the entire Moffett Park Specific Plan (MPSP) area, with staff clarifying that the MND in Attachment C is for this project only. Chair Hendricks referred to page 3 of the report and discussed with staff the project table. Chair Hendricks referred to the MND and to page 8 and 9 of the report and discussed with staff the previous Environmental Impact Report (EIR) completed for the MPSP and that it covers the “significant unavoidable impacts” for the area and would not have to be revisited for this project. **Kathryn Berry**, Senior Assistant City Attorney, added that the “significant unavoidable impacts” involve the full build out of the area and the MND for this project is for this specific area with specific dimensions. Chair Hendricks discussed the irrigation components of the project with staff.

**Chair Hendricks opened the public hearing.**

**Russ Nichols**, with RMW Architecture & Interiors representing the applicant, said LindaMarie Santiago with Yahoo! is also present to answer any questions. Mr. Nichols gave a PowerPoint presentation and highlighted the site plan, parking, architecture and green features of the proposal. He said a very important part of this project is that Yahoo! has a robust sustainability program and that this project is proposed with a LEED (Leadership in Energy and Environmental Design) Gold rating.

**Comm. Sulser** discussed with Mr. Nichols the commons building and how it relates to the parking garage.

**Chair Hendricks** asked Mr. Nichols questions about the site plan. Mr. Nichols discussed preliminary general grading and how water flows across the site for run-off, and how pedestrians would circulate. Chair Hendricks asked Mr. Nichols about trees and tree heights with Mr. Nichols discussing the existing heritage trees, and the eventual tree sizes for new trees.

**Chair Hendricks closed the public hearing.**

**Vice Chair Larsson moved for Alternative 1, to adopt the Mitigated Negative Declaration and approve the Major Moffett Park Design Review and Tentative Map with attached conditions. Comm. Sulser seconded the motion.**

**Vice Chair Larsson** said this is a great project, which it is attractive, and he is glad to see the parking garage stepped back with green screening on the other side. He said he is glad this is a LEED Certified Gold project and that this will be a great addition to the Moffett Park area.

**Comm. Sulser** said he likes this project a lot. He complimented the applicant on the site planning and said he liked the relation of the building to the light rail.

**Comm. Dohadwala** said she would be supporting the motion. She complimented the applicant on providing a well thought-out, good looking design.

**Chair Hendricks** said he could make the findings and would be supporting the motion. He commented that the Planning Commission previously reviewed this project in a study session. He said he thinks the layout is good and follows the City policies. He added that this project is dipping into the additional square footage pool and that he thinks that this is good because of the light rail piece.

**ACTION: Vice Chair Larsson made a motion on 2011-7495 to adopt the Mitigated negative Declaration and approve the Major Moffett Park Design Review and Tentative Map with attached conditions. Comm. Sulser seconded. Motion carried 4-0, with Comm. Chang, Comm. Kolchak, and Comm. Travis absent.**

**APPEAL OPTIONS: This action is final unless appealed to the City Council no later than October 25, 2011.**