



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number's:
2021-7281 & 2021-7280

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE: 480/490 S. Mathilda Avenue and 355 W. Olive Avenue

- **DEVELOPMENT AGREEMENT (DA):** between the City of Sunnyvale and Gary Thon-Lon Hon and Nichole Ying Lin Hon, as trustees of the Hon Family Trust and Edward H. Leone Jr. LLC.
- **SPECIAL DEVELOPMENT PERMIT (SDP):** to demolish the existing buildings and construct a new 125,128 square foot four (4) story office building with two (2) levels of underground parking.

PROJECT APPLICANT: Dan Minkoff/Minkoff Group

PROJECT DESCRIPTION AND LOCATION (APN): 480 & 490 S. Mathilda Avenue and 355 W. Olive Avenue (APNs:209-28-008 & 052).

The project proposes to demolish the existing 13,543-square foot office building and 6,212-square foot commercial building on-site and construct an approximately 127,886 square-foot, four-story office building over two levels of below ground parking. The proposed office development would have an approximate Floor Area Ratio (FAR) of 2.34 and is located on an infill site within a transit priority area.

The project includes a Development Agreement as authorized by the DSP for the project to contribute to a community benefit fund that would allow for the proposed additional office square footage of 80,226 and additional height of 18.5 feet; therefore, the City has concluded no amendment to the General Plan or Specific Plan is required. As the proposed building would cross the property line between two separately-owned parcels, the owners would be required to enter into and record a lot tie agreement wherein they would agree to hold the parcels as one parcel for the life of the project.

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale and at the City's website at (or do a search on the City's website for "CEQA Notices"):
<https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/ceqa-environmental-notice>

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on June 27, 2022. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. Statements may also be filed via email to smendrin@sunnyvale.ca.gov. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A telepresence meeting on the project is scheduled for the following dates:

- **Planning Commission** hearing on Monday, June 27, 2022, at 7:00 p.m. Telepresence Meeting: City web stream meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

- **City Council** hearing on Tuesday, July 26, 2022, at 7:00 p.m. Telepresence Meeting: City web stream meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/96111580540>

TOXIC SITE INFORMATION:

No listed toxic sites are present at the project location.

Circulated On June 3, 2022

Signed: 
Shaunn Mendrin, Planning Officer