



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 22-1012, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: General Plan Amendment Initiation to consider amending the General Plan designation from Commercial to Medium Density Residential on a one-acre site.

Location: 665 South Knickerbocker Drive (APN: 198-08-036)

File: 2022-7477

Zoning: C-1/PD (Neighborhood Business with a Planned Development Combining District)

General Plan: Commercial

Applicant / Owner: Mandevilla LLC

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a)

Project Planner: Shila Bagley, (408) 730-7418, sbagley@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on October 10, 2022. The Planning Commission was supportive of the proposed General Plan Amendment initiation to consider a land use designation change from commercial to residential. A commissioner proposed a motion to study both medium and high-density residential designations for the subject property at 665 South Knickerbocker Drive, with an invitation to property owners at 695 South Knickerbocker Drive and 745 South Bernardo Avenue (staff's recommended expanded study area properties) to join the study and fund their share of the costs. However, the motion failed due to a lack of majority support. No members of the public spoke on the item, except for the property owner and their architect. Prior to the hearing, the applicant sent an e-mail to the Planning Commission outlining their comments on staff's recommendation, which is in Attachment 7. An excerpt of the final meeting minutes is in Attachment 8.

The Planning Commission voted 5-2 (Howe and Weiss dissenting) to forward the following recommendation to City Council:

- Initiate a General Plan Amendment study to analyze amending the General Plan designation from commercial to high density residential on 665 South Knickerbocker Drive and find that the action is exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a).
- Invite the property owners of the parcels located at 695 South Knickerbocker Drive and 745 South Bernardo Avenue to join and fund their share of an expanded General Plan Amendment study to analyze amending the General Plan designation from commercial to high density residential and find that the action is exempt from CEQA pursuant to CEQA Guidelines Section 15378(a).

- Commence the General Plan Amendment study after the update to the Moffett Park Specific Plan is completed at the discretion of the City Council.

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 Public Library, Senior Center, Community Center and in the Department of Public Safety Lobby. In addition, the agenda and report are available at the Sunnyvale Public Library, Office of the City Clerk, and on the City's website.

Notice of Public Hearing:

- Published in the *Sun* newspaper
- Notices mailed to property owners and tenants within 1,000 feet
- Courtesy letter sent to property owners of the expanded study area parcels

As of the date of staff report preparation, staff has not received any public comments on this item.

See Attachment 4 for the Vicinity and Noticing Map.

ALTERNATIVES

1. Initiate a General Plan Amendment Study to analyze amending the General Plan designation from Commercial to Medium Density Residential on 665 South Knickerbocker Drive, pursuant to the Applicant's proposal and find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a).
2. Initiate a General Plan Amendment Study to analyze amending the General Plan designation from Commercial to High Density Residential at an expanded area including the Applicant's property at 665 South Knickerbocker Drive and adjacent properties at 695 South Knickerbocker Drive and 745 South Bernardo Avenue and find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a).
3. Alternative 1 or 2 with modifications to density and/or study area and find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a).
4. Initiate a General Plan Amendment Study to analyze amending the General Plan designation from Commercial to High Density Residential on 665 South Knickerbocker Drive with an invitation to the property owners of 695 South Knickerbocker Drive and 745 South Bernardo Drive to join and fund their share of an expanded General Plan Amendment study to analyze amending the General Plan designation from Commercial to High Density Residential, commencing after the update to the Moffett Park Specific Plan (at the discretion of the City Council) and find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a) **(Planning Commission recommendation)**
5. Commence the General Plan Amendment study after the update to the Moffett Park Specific Plan is completed.
6. Deny the General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential at 665 South Knickerbocker Drive.

STAFF RECOMMENDATION

Alternatives 2 and 5: 2) Initiate a General Plan Amendment Study to analyze amending the General Plan designation from Commercial to High Density Residential at an expanded area including the

Applicant's property at 665 South Knickerbocker Drive and adjacent properties at 695 South Knickerbocker Drive and 745 South Bernardo Avenue and find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a); 5) Commence the General Plan Amendment study after the update to the Moffett Park Specific Plan is completed.

Staff's recommendation for an expanded study area at a High Density Residential land use designation would make densities more consistent with existing neighborhood densities, lead to a better transition to higher densities in the nearby El Camino Real Specific Plan (ECRSP), and result in a cleaner General Plan/zoning pattern. Although changing the existing designations would result in a loss of commercially-designated properties, these properties are not located along a high-traffic arterial necessary for successful retail, and two of the three study properties are already developed with residential uses. The expanded study area is located adjacent to the ECRSP mixed-use corridor that includes a bus transit stop at El Camino Real and South Knickerbocker Drive. More residential units in this area supports transit ridership and existing and future community-serving retail on the ECRSP corridor. The recommended deferred application submittal date is to manage current workload.

Prepared by: Shila Bagley, Associate Planner
Reviewed by: George Schroeder, Principal Planner
Reviewed by: Shaunn Mendrin, Planning Officer
Reviewed by: Trudi Ryan, Director of Community Development
Reviewed by: Connie Verceles, Deputy City Manager
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission [22-0823, October 10, 2022] (without attachments)
2. Applicant's Project Description and GPI Letter
3. Applicant's Conceptual Site Plan
4. Vicinity and Noticing Map
5. General Plan Map of Site and Vicinity
6. Zoning Map of Site and Vicinity

Additional Attachments for Report to Council

7. Applicant's Email to the Planning Commission
8. Excerpt of Final Minutes of the Planning Commission Meeting of October 10, 2022