



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 23-0083, Version: 1

REPORT TO COUNCIL

SUBJECT

CONTINUED FROM NOVEMBER 29, 2022

Proposed Project: Adopt a Resolution for a:

SPECIFIC PLAN AMENDMENT to modify Block 20 of the Downtown Specific Plan (DSP) to allow additional residential units and office square footage, and associated modifications to design guidelines and development standards; and

GENERAL PLAN AMENDMENT to reflect increases in Projected Build-out in the Land Use and Transportation Element (LUTE).

Location: 510 and 528 S. Mathilda Avenue (APNs:209-29-060 and 061) and 562 and 568 S. Mathilda Avenue (APNs:209-29-057 and 067)

File #: 2018-7585

Zoning: DSP (Block 20)

Applicant / Owner: Shawn Karimi, Karimi Shahriar Trustee (applicant and owner 510 and 528 S. Mathilda Avenue) and Shawn Taheri, Sam Cloud Barn LLC (applicant and owner 562 and 568 S. Mathilda Avenue)

Environmental Review: Addendum to the Downtown Specific Plan Amendments Final Environmental Impact Report for the Block 20 Area Project.

Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on December 12, 2022. No members of the public spoke during the public hearing. Discussion from the Planning Commission primarily related to building height limit, upper floor step backs along the rear of the property, the need for ground floor retail, and bike lanes along Mathilda Avenue.

The Planning Commission voted to recommend Alternatives 1 and 2 to City Council in accordance with the staff recommendation, which included accepting the Addendum to a previously certified 2020 DSP EIR Pursuant to CEQA Guidelines Section 1516, and approval of the Downtown Specific Plan (DSP) and General Plan (LUTE) Amendments. The vote was 6-0 with Commissioner Weiss absent.

Minutes of the Planning Commission meeting are in Attachment 7.

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.

ALTERNATIVES

1. Accept the Addendum to the previously certified 2020 DSP EIR Pursuant to CEQA Guidelines Section 1516 (Attachment 4 to the report).
2. Adopt a Resolution to amend the General Plan and Downtown Specific Plan (Attachment 5 to the report), Approve the DSP Amendments for Block 20 (Attachment 4, Appendix A to the report), and Adopt a Resolution to amend Figure 3-2 in the Land Use and Transportation Element of the General Plan (Attachment 6 to the report).
3. Alternative 2, with modifications to the allowed residential densities in the proposed DSP and General Plan Amendments.
4. Deny the DSP and General Plan Amendments and leave the current Block 20 development capacity, land uses and development standards in place.

STAFF RECOMMENDATION

Alternatives 1 and 2: 1) Accept the Addendum to the previously certified 2020 DSP EIR Pursuant to CEQA Guidelines Section 1516 (Attachment 4 to the report); 2) Adopt a Resolution to amend the General Plan and Downtown Specific Plan (Attachment 5 to the report), Approve the DSP Amendments for Block 20 (Attachment 4, Appendix A to the report), and Adopt a Resolution to amend Figure 3-2 in the Land Use and Transportation Element of the General Plan (Attachment 6 to the report).

The proposed Amendments to the DSP are consistent with the General Plan and DSP policies by providing additional housing opportunities and office/commercial space along the Mathilda Avenue corridor. The applicability of the City's Affordable Housing requirements and the potential use of Green Building Incentive and State Density Bonuses would provide the City with additional affordable units. All future development would be evaluated against the DSP.

Prepared by: Margaret Netto, Senior Planner

Reviewed by: Noren Caliva-Lepe, Principal Planner

Reviewed by: Shaunn Mendrin, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission [22-0912, December 12, 2022] (without attachments)
2. Vicinity Map and Noticing
3. Relevant General Plan and DSP Policies
4. Link to Addendum to the Downtown Specific Plan Amendments Final Environmental Impact Report for the Block 20 Area Project with Appendices
 - Appendix A: Downtown Specific Plan Amendments for Block 20
 - Appendix B: Project Details for 510-528 South Mathilda Avenue
 - Appendix C: Project Details for 562-568 South Mathilda Avenue
 - Appendix D: Air Quality, Energy, and Greenhouse Gas Modeling Data
5. Resolution to Amend the DSP and the General Plan Land Use and Transportation Chapter
6. Map of Block 20 within the DSP

Additional Attachments for Report to Council

7. Excerpt of Draft Minutes of the Planning Commission Meeting of December 12, 2022