

the landscaping should mitigate the aesthetic concerns.

The motion carried by the following vote:

Yes: 7 - Chair Rheaume
Vice Chair Weiss
Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 0

Assistant Director Miner stated that this decision is final.

4. [18-0259](#) Amend the Lawrence Station Area Plan: Forward a Recommendation to the City Council to Select a Preferred Housing Study and Direct Staff to Complete Required Environmental Review.
Project Planner: George Schroeder, (408) 730-7443,
gschroeder@sunnyvale.ca.gov

Senior Planner George Schroeder presented the staff report.

Commissioner Simons confirmed with Senior Planner Schroeder that language can be added to specify that the Lawrence Station Area Plan (LSAP) will coordinate with the Moffett Park Bicycle and Pedestrian Master Plan.

Commissioner Simons confirmed with Senior Planner Schroeder that language can be added about developing pedestrian friendly routes in future LSAP residential areas. Senior Planner Schroeder noted that LSAP Sense of Place Plan will include improvements for existing transit gaps.

Commissioner Howe asked staff about the lower density in the M-S/LSAP zoning at 54 dwelling units/acre (du/ac). Assistant Director Andrew Miner stated that the M-S/LSAP parcels are more than half a mile from the Caltrain station but that an increased density can be studied.

Commissioner Olevson confirmed with Assistant Director Miner that there are no City buildings built to 100 du/ac and that a building at 100 du/ac could be six to seven stories. Assistant Director Miner provided details about potential residential

implementation in the LSAP.

Commissioner Olevson confirmed with Assistant Director Miner that the study will include increased costs to the Department of Public Safety. Assistant Director Miner noted that the Environmental Impact Report (EIR) will include the impact on City services and infrastructure.

Commissioner Olevson commented that staff should address the retention of commercial and industrial areas to maintain the City's tax base.

Commissioner Olevson asked staff for details about the intersection locations included in the Transportation Impact Analysis (TIA). Senior Planner Schroeder advised that the TIA is a comparison to the existing LSAP EIR and will identify expected traffic increases. Assistant Director Miner advised that the original traffic analysis included the Land Use and Transportation Element, Peery Park and LSAP.

Commissioner Harrison commented on the potential undergrounding of through traffic on Lawrence Expressway and asked staff about the implications for Option 2. Assistant Director Miner provided details about the property owner's intention to develop commercial with residential.

Commissioner Harrison asked staff about the status of Calstone's redevelopment. Senior Planner Schroeder stated that staff has received a preliminary application and expects a formal application next month. Assistant Director Miner commented that staff recommends maintaining a density of 54 du/ac for that property due to its adjacent nature to other residential properties.

Commissioner Howard asked staff about the traffic study in relation to the three options. Assistant Director Miner advised that the preferred alternative will define the project but that the EIR will likely study the remaining two options as the alternatives.

Chair Rheume opened the Public Hearing.

Larry Yamaoka spoke in support of Option 3.

Commissioner Howard confirmed with Mr. Yamaoka that he will work with staff to determine an appropriate residential density for his properties.

John Cordes, resident, spoke in support of Option 3 and suggested studying residential densities up to 150 du/ac.

Mason Fong spoke in support of Option 3. Mr. Fong asked the Planning Commission to be mindful of the Santa Clara Lawrence Station Area Plan and suggested studying electric assist.

James Viso spoke in support of Option 3. Mr. Viso commented that Santa Clara density is at a minimum of 100 du/ac and recommended focusing on the type of construction over the density.

Richard Scott spoke in support of Option 3 and commented on the need for balance between residents and workers in the City.

Tony Spitaleri spoke in support of Option 3 and asked the Planning Commission to consider studying the M-S/LSAP zoning at a higher density.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Simons moved and Commissioner Howe seconded the motion for Alternative 4 – Consider one of the options with modifications such as total number of units, or density –

Commissioner Simons provided feedback to staff –

- The Lawrence Station Area Plan should include information about coordination with the Moffett Park Bicycle and Pedestrian Master Plan;
- A pedestrian bike route should be studied from the eastern residential areas to Lawrence Station and implemented via separated grade from Lawrence Expressway.

Commissioner Simons commented on existing issues, such as direct bus access to Lawrence Station and pedestrian access to cross Lawrence Expressway. Commissioner Simons stated that the discussed densities may not ultimately be recommended but should be studied to determine a better long term project.

Assistant Director Miner clarified with Commissioner Simons his intent in selecting Alternative 4. Commissioner Simons modified his motion to Alternative 1.

MOTION: Commissioner Simons moved and Commissioner Howe seconded the motion for Alternative 1 – Select Option 3 as the preferred alternative for study, which would increase the density allowance for MXD-I and MXD-II zoned areas and expand the area for housing as depicted in Attachment 7.

Commissioner Simons provided feedback to staff –

- The Lawrence Station Area Plan should include information about coordination with the Moffett Park Bicycle and Pedestrian Master Plan;
- A pedestrian bike route should be studied from the eastern residential areas to Lawrence Station and implemented via separated grade from Lawrence Expressway.

FRIENDLY AMENDMENT: Commissioner Howe offered a friendly amendment to include studying the M-S/LSAP properties at a higher density, up to 100 du/ac. Commissioner Simons accepted the friendly amendment.

Commissioner Howe thanked staff for their hard work. Commissioner Howe stated that there is a need to modify the LSAP, that it will be studied and then return to the Planning Commission and City Council before implementation.

Chair Rheume stated that the LSAP is the best area to implement higher density residential development.

The motion carried by the following vote:

Yes: 7 - Chair Rheume
Vice Chair Weiss
Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 0

Assistant Director Miner stated that this item goes to the City Council on June 26th, 2018.

~~5. [18-0396](#) Proposed Project:~~