

## CORRECTIONS

### Planning Commission Staff Report

#### a) Page 2 of 18

Staff Recommendation:

1. Make the findings in Attachment 2 required by Resolution No. 371-81 for a Development Agreement
2. Recommend that the City Council for 1154 and 1170 Sonora Court:
  - Make the required findings to approve the CEQA determination that the projects are consistent with the 2016 LSAP EIR and 2021 LSAP Update SEIR and no additional environmental review is required;
  - Approve the Special Development Permits and Vesting Tentative Parcel Maps based on Recommended Findings in Attachments 6 and 7 and Recommended Conditions of Approval in Attachments 8 and 9; and
  - Introduce an Ordinance approving and adopting a Development Agreement between the City of Sunnyvale and SKS Partners.

#### b) Page 12 of 18

Parking

In compliance with the City's Reach Code requirements for multi-family and office developments, the proposed parking plan for the 1154 Site includes 119 467 spaces with electric vehicle-ready circuits (RC) and 48 spaces with electric vehicle charging stations (EVCS). For the 1170 Site, there are 72 94 spaces with RC, and 22 23 spaces with EVCS, and 23 EV capable spaces. Both buildings feature two levels of below-grade parking, operating as valet service during weekdays from 7:00 a.m. to 7:00 p.m. and as self-park at all other times.

#### c) Page 14 of 18

Public Improvements

The projects include the installation of a new curb, gutter, six-foot wide sidewalks, driveway approaches, ~~street trees~~, seating decks, and streetlights in the public right-of-way per City's standard specifications for LSAP. The applicant will upgrade the water, sewer, storm drain, and dry utilities per SMC.

#### d) Page 17 of 18

### ALTERNATIVES

1. Make the Determination required by Resolution No. 371-81 for a Development Agreement (Attachment 2 to the Report)

2. Make the required findings to approve the CEQA determination as pursuant to CEQA Guidelines Section 15162 and 15168(c)(2) and (4) and approve the Special Development Permits and Vesting Tentative Parcel Maps based on findings in Attachment 6 and 7 to the report and Recommended Conditions of Approval in Attachment 8 and 9 to the report.
3. Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and SKS Partners (Attachment 3 to the report).
4. Alternatives 1-3 with modifications.
5. Do not make the CEQA Findings and direct staff as to where additional environmental analysis is required.
6. Deny the Special Development Permit and Vesting Tentative Parcel Maps and provide direction to staff and the applicant on where changes should be made.
7. Do not introduce the Ordinance for the Development Agreement and provide direction to the staff and developer on desired modifications.

#### STAFF RECOMMENDATION

..Recommendation

Recommend that the City Council:

1. Make the Determination required by Resolution No. 371-81 for a Development Agreement (Attachment 2 to the Report).
2. Make the required findings to approve the CEQA determination as pursuant to CEQA Guidelines Section 15162 and 15168(c)(2) and (4) and approve the Special Development Permits and Vesting Tentative Parcel Maps based on findings in Attachments 6 and 7 to the report and Recommended Conditions of Approval in Attachments 8 and 9 to the report.
3. Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and SKS Partners (Attachment 3 to the report).

#### **e) Page 18 of 18**

still result in well-designed projects and ensure the provision of affordable housing consistent with the framework of the California Density Bonus Law and HAA. No new significant environmental impacts would occur with the implementation of the projects, and all approved mitigation in the 2016 LSAP EIR and 2021 LSAP Update SEIR would continue to be implemented.

### **Attachment 3 Draft Ordinance and Development Agreement**

#### **• Page 2 of 41**

WHEREAS, pursuant to the Development Agreement Statute and City regulations, the

Planning Commission held a duly noticed public hearing on November ~~28~~ 13, 2023, on the proposed Project and has found that the proposed Development Agreement is consistent with the objectives of the general plan, compatible with the uses authorized for the Project Area, in conformity with public convenience and beneficial to the public welfare, and will not adversely impact the orderly development of property; and