



City of Sunnyvale

Notice and Agenda - Revised Planning Commission

Monday, August 22, 2016

6:30 PM

Council Chambers and West Conference Room,
City Hall, 456 W. Olive Ave., Sunnyvale, CA
94086

Special Meeting Start Time - Study Session-6:30 PM | Special Meeting-7:30 PM

6:30 P.M. SPECIAL PLANNING COMMISSION MEETING (Study Session)

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

- A.** [16-0823](#) File #: 2015-7392
Location: 1120 Kifer Rd. (APN: 205-50-004)
Zoning: M-S
Proposed Project: Preliminary concept plan for the
redevelopment of a 7.99-acre industrial property with
mixed-use, including 7,400 square feet of retail and 520
apartment units (Greystar).
Applicant / Owner: Greystar Real Estate Partners / 1130 Kifer
Property Owner Llc
- B.** [16-0822](#) File #: 2016-7212
Location: 1050 Kifer Rd. (APN: 205-50-036)
Zoning: M-S
Proposed Project: Redevelopment of a 21.7-acre site,
including construction of two new four-story office/R&D
buildings and two parking structures resulting in 755,144
square feet and 80% Floor Area Ratio (Intuitive Surgical).
Applicant / Owner: Intuitive Surgical

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

7:30 P.M. PLANNING COMMISSION SPECIAL MEETING**CALL TO ORDER**

Call to Order in the Council Chambers

SALUTE TO THE FLAG**ROLL CALL****ORAL COMMUNICATIONS**

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

- 1.A. [16-0845](#) Approve Planning Commission Meeting Minutes of August 15, 2016

Recommendation: Approve Planning Commission Meeting Minutes of August 15, 2016 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [16-0621](#)

Forward Recommendations related to the PEERY PARK SPECIFIC PLAN (2013-7653) to the City Council to:

1. Adopt a Resolution to:
 - a. Certify the EIR;
 - b. Make the Findings Required by the California Environmental Quality Act;
 - c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - d. Adopt the Water Supply Assessment
 - e. Amend the General Plan to Create the Peery Park General Plan Designation;
 - f. Update the General Plan Map to Reflect the Peery Park Plan Area;
 - g. Adopt the Peery Park Specific Plan, with Modifications;
 - h. Adopt the Peery Park Specific Plan Community Benefits Table; and
 - i. Repeal the Southern Pacific Corridor Specific Plan Site 2.
2. Introduce an ordinance to:
 - a. Amend Sunnyvale Municipal Code (SMC) Section 19.16.020 (Zoning Districts - Creation), repeal SMC Section 19.16.070 (Perry Park District Review Process); Add SMC Section 19.27.040 (Peery Park Specific Plan District);
 - b. Amend the Precise Zoning Plan Zoning Districts Map to add the Peery Park Specific Plan District and Rezone the Parcels in the Peery Park Specific Plan Area to Peery Park Specific Plan District; and
 - c. Rezone the Encinal Park Parcel to Public Facilities.
3. Adopt a Resolution to:
 - a. Amend Resolution No, 762-16 (Master Fee Schedule) to add the Peery Park Plan Review Fees, Peery Park Conditional Use Permit Fees, a Peery Park Specific Plan Fee and Peery Park Infrastructure Fee;
 - b. Authorize the City to impose a Sense of Place Fee and Peery Park Water Infrastructure Fees on a project specific basis.
4. Adopt a Motion to Prioritize the Flexible Community Benefits as Recommended by Staff.
5. Adopt a Motion in support of the use of \$100,000 of City Funds to Provide a Portion of the Local Match for the Peery Park Rides Grant Program.

Recommendation: Recommend to the City Council Alternatives 1, 2, 3, 4, and 5:

1. Adopt a Resolution (Attachment 3 of this report) to:
 - a. Certify the EIR;
 - b. Make the Findings Required by the California Environmental Quality Act; and
 - c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - d. Adopt the Water Supply Assessment
 - e. Amend the General Plan to Create the Peery Park General Plan Designation;
 - f. Update the General Plan Map to Reflect the Peery Park Plan Area;
 - g. Adopt the Peery Park Specific Plan, with Modifications;
 - h. Adopt the Peery Park Specific Plan Community Benefits Table; and
 - i. Repeal the Southern Pacific Corridor Specific Plan Site 2.
2. Introduce an ordinance (Attachment 4 of this report) to:
 - a. Amend Sunnyvale Municipal Code (SMC) Section 19.16.020 (Zoning Districts - Creation), repeal SMC Section 19.16.070 (Perry Park District Review Process); Add SMC Section 19.27.040 (Peery Park Specific Plan District);
 - b. Amend the Precise Zoning Plan Zoning Districts Map to add the Peery Park Specific Plan District and Rezone the Parcels in the Peery Park Specific Plan Area to Peery Park Specific Plan District; and
 - c. Rezone the Encinal Park Parcel to Public Facilities.
3. Adopt a Resolution (Attachment 5 of this report) to:
 - a. Amend Resolution No. 762-16 (Master Fee Schedule) to add the Peery Park Plan Review Fees, Peery Park Conditional Use Permit Fees, a Peery Park Specific Plan Fee, and Peery Park Wastewater Infrastructure Fee;
 - b.
 - c. Authorize the City to impose a Sense of Place Fee and Peery Park Water Infrastructure Fee on a project specific basis.
4. Make a Motion to Prioritize the Flexible Community Benefits as Recommended by Staff.
5. Support the use of \$100,000 of City Funds to Provide a Portion of the Local Match for the Peery Park Rides Grant Program.

3. [16-0660](#) Forward a recommendation to the City Council to Introduce an Ordinance to Add a new Chapter (19.45 - Residential Transportation Demand Management) to the Sunnyvale Municipal Code, Adopt a Resolution Creating the Multi-family Residential Transportation Demand Management Program (Study Issue Planning File 2015-7150), Rescind Council Policy 1.1.15 (Residential Transportation Demand Management), and Find that these Actions are Exempt from CEQA.

Recommendation: Recommend to the City Council Alternatives 1, 3 and 4: 1) Introduce an ordinance to add a new Chapter (19.45 - Residential Transportation Demand Management) to the Sunnyvale Municipal Code, and Adopt a resolution to adopt the Multi-family Residential Transportation Demand Management Program, 3) rescind Council Policy 1.1.15 (Residential Transportation Demand Management), and 4) find that these actions are exempt from CEQA.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

*Planning a presentation for a Planning Commission meeting?
To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available at Presentations.inSunnyvale.com.*

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)