



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, June 28, 2021

6:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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**Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM**

**Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>**

### TELECONFERENCE NOTICE

*Because of the COVID-19 emergency and the “shelter in place” orders issued by Santa Clara County and the State of California, the meeting of the Sunnyvale Planning Commission on June 28, 2021, will take place by teleconference, as allowed by Governor Gavin Newsom’s Executive Order N-29-20 and N-08-21.*

- *Watch the Planning Commission meeting on television over Comcast Channel 15 and AT&T Channel 99, or at <https://Sunnyvale.ca.gov/YouTubeMeetings> or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission up to 4 hours prior to the meeting to [planningcommission@sunnyvale.ca.gov](mailto:planningcommission@sunnyvale.ca.gov) or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (\*9 on a telephone):*

*Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>*

*Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357*

*Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment, contact the City at least 2 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. For other special assistance, please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this*

meeting. The Planning Division may be reached at 408-730-7440 or at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov) (28 CFR 35.160 (b) (1)).

## **6 P.M. STUDY SESSION**

### **Call to Order via Teleconference**

### **Roll Call**

### **Study Session**

*The public may provide comments regarding the Study Session item(s). If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda.*

#### **A. [21-0689](#)**

**Proposed Project:** Related applications on a 1.71-acre site:

**SPECIAL DEVELOPMENT PERMIT:** To redevelop an existing affordable housing development for a total of 123 affordable units. The proposal consists of demolition of a 32-unit apartment building, construction of a new six-story, 93 unit building, and rehabilitation of an existing 30 units apartment building. The project proposes to use the State Density Bonus, which allows four concessions and three waivers from development standards.

**Location:** 245 W. Weddell Drive (APN: 110-12-093)

**File #:** 2020-7620

**Zoning:** High Density Residential (R-4) with Planned Development Combining District (PD)

**Applicant / Owner:** First Community Housing (applicant) / Parkview Apartment Association (owner)

**Environmental Review:** Class 32 Infill Development

**Project Planner:** Cindy Hom, (408) 730-7411,  
[Chom@sunnyvale.ca.gov](mailto:Chom@sunnyvale.ca.gov)

### **Adjourn Study Session**

## **7 P.M. PLANNING COMMISSION MEETING**

### **CALL TO ORDER**

*Call to Order via teleconference.*

### **ROLL CALL**

**PRESENTATION**

1.     [21-0686](#)             PRESENTATION - Recognition of Service

**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 the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

**CONSENT CALENDAR**

2.     [21-0687](#)             Approve Planning Commission Meeting Minutes of June 14, 2021

**Recommendation:** Approve Planning Commission Meeting Minutes of June 14, 2021 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS**

*If you wish to speak to a public hearing/general business item, please refer to the notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.*

3.     [21-0680](#)             Public Comments on the Draft Subsequent Environmental Impact Report (DSEIR) for the Lawrence Station Area Plan (LSAP) Update and Intuitive Development Project

**Location:**

**LSAP** - The adopted plan area north of the tracks is bounded by Kifer Road and the City of Santa Clara border to the north, Uranium Drive and the City of Santa Clara border to the east, and 960 Kifer Road (APN 205-49-008) to the west. The plan area south of the tracks is located west of Lawrence Expressway, north of Reed Avenue, and includes 1155-1175 Aster Avenue (APNs 213-01-034, -033, -032), 1171-1193 Buttercup Terrace (APNs 213-73-001 to -016), 1159 Willow Avenue (APN 213-01-023) and four parcels at the northeast corner of Willow Avenue and Reed Avenue (APNs 213-01-001, -002, -003, and -004). **Intuitive Development Project Sites (within the proposed LSAP**

boundary) - 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), and 955 Kifer Road (APN 205-40-001).

**File nos.:** 2017-7082 (Specific Plan Amendment), 2018-7714 (Sense of Place Plan), 2018-7723 (Intuitive General Plan Amendment/Rezoning), 2019-7557 (Intuitive Development Application)

**Zoning:**

LSAP - Various designations of MXD-I, MXD-II, MXD-III, M-S/LSAP, O-R, and R-5

Intuitive Development Project Sites - M-3 (932 and 950 Kifer Road) and M-S (945 and 955 Kifer Road)

**Applicants:** City of Sunnyvale (file #'s 2017-7082 and 2018-7714) and Intuitive Surgical, Inc. (file #'s 2018-7723 and 2019-7557)

**Project Planner:** George Schroeder, 408-730-7443,  
[gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov) <<mailto:gschroeder@sunnyvale.ca.gov>>

**STAFF RECOMMENDATION**

**Recommendation:** Provide public comments on the Draft Subsequent Environmental Impact Report.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**INFORMATION ONLY REPORTS/ITEMS**

4.     [21-0688](#)             Planning Commission Proposed Study Issues, Calendar Year: 2022  
                                  (Information Only)

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

**ADJOURNMENT**

*Notice to the Public:*

*Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov). Agendas and associated reports are also available at [sunnyvaleca.legistar.com/calendar.aspx](http://sunnyvaleca.legistar.com/calendar.aspx) 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 on the City website.*

*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 (ADA), if you need special assistance in this meeting, please see the notice at the beginning of this agenda.*



# City of Sunnyvale

## Agenda Item

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21-0689

Agenda Date: 6/28/2021

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

**Proposed Project:** Related applications on a 1.71-acre site:

**SPECIAL DEVELOPMENT PERMIT:** To redevelop an existing affordable housing development for a total of 123 affordable units. The proposal consists of demolition of a 32-unit apartment building, construction of a new six-story, 93 unit building, and rehabilitation of an existing 30 units apartment building. The project proposes to use the State Density Bonus, which allows four concessions and three waivers from development standards.

**Location:** 245 W. Weddell Drive (APN: 110-12-093)

**File #:** 2020-7620

**Zoning:** High Density Residential (R-4) with Planned Development Combining District (PD)

**Applicant / Owner:** First Community Housing (applicant) / Parkview Apartment Association (owner)

**Environmental Review:** Class 32 Infill Development

**Project Planner:** Cindy Hom, (408) 730-7411, Chom@sunnyvale.ca.gov



# City of Sunnyvale

## Agenda Item

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**21-0686**

**Agenda Date:** 6/28/2021

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PRESENTATION - Recognition of Service



# City of Sunnyvale

## Agenda Item

---

**21-0687**

**Agenda Date:** 6/28/2021

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**SUBJECT**

Approve Planning Commission Meeting Minutes of June 14, 2021

**RECOMMENDATION**

Approve Planning Commission Meeting Minutes of June 14, 2021 as submitted.





# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

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Monday, June 14, 2021

7:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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**Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM**

<https://sunnyvale-ca-gov.zoom.us/j/91827390357>

### TELECONFERENCE NOTICE

#### **6:00 P.M. STUDY SESSION CANCELED**

#### **7:00 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

Chair Howard called the meeting to order at 7:00 PM.

#### **ROLL CALL**

**Present:** 7 - Chair Daniel Howard  
Vice Chair David Simons  
Commissioner Sue Harrison  
Commissioner John Howe  
Commissioner Ken Olevson  
Commissioner Ken Rheaume  
Commissioner Carol Weiss

#### **ORAL COMMUNICATIONS**

Nathan Inglesias, resident of Sunnyvale, stated a concern about the City process and his proposed accessory dwelling unit (ADU) project. Mr. Inglesias stated that he is seeking guidance from the Planning Commission on how to formally appeal.

Chair Howard asked Mr. Inglesias if he submitted to the Planning Division in May 2020 or May 2021. Mr. Inglesias responded that he submitted in May 2020. Chair Howard stated his opinion to Mr. Inglesias that if he had a presentation to present to

the Planning Commission in the future, the Commission would be open to having a Public Hearing.

Assistant Director Andrew Miner stated that during the Public Comment of the public hearing there are generally no discussion items. Assistant Director Miner also stated that staff can guide Mr. Inglesias on how to formally appeal.

### **CONSENT CALENDAR**

1. [21-0625](#) Approve Planning Commission Meeting Minutes of May 24, 2021

MOTION: Commission Weiss moved and Chair Howard seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

**Yes:** 4 - Chair Howard  
Commissioner Harrison  
Commissioner Olevson  
Commissioner Weiss

**No:** 0

**Abstained:** 3 - Vice Chair Simons  
Commissioner Howe  
Commissioner Rheaume

### **PUBLIC HEARINGS/GENERAL BUSINESS**

2. [21-0628](#) **Proposed Project:** Related applications on a 1.5-acre site:  
**USE PERMIT** to allow the construction of two new six-story hotel buildings totaling 274 hotel rooms, underground garage with mechanized parking, parking adjustment to allow valet parking, and installation of related site improvements.  
**TENTATIVE MAP** to allow a lot merger and subdivision for condominium purposes.  
**Location:** 247 and 295 Commercial St (APNs: 205-34-006 and 205-34-013)  
**File #:** 2020-7478  
**Zoning:** Manufacturing and Services (M-S)  
**Applicant / Owner:** DOA Development (applicant) / Stepan Family Trust (property owner of 247 Commercial Street) and Huy Tu Trustee & Et Al (property owner of 295 Commercial Street)  
**Environmental Review:** Class 32 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Cindy Hom, (408) 730-7411,  
Chom@sunnyvale.ca.gov

Assistant Director Miner stated that staff recommends continuing the discussion for Agenda Item 2 to a later date due to a letter that was received on the item. Assistant Director Miner also recommended that the Planning Commission allow the applicant and public to speak.

Chair Howard opened the Public Hearing.

There was no applicant presentation for this agenda item.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

MOTION: Vice Chair Simons moved and Commissioner Weiss seconded the motion to continue the discussion on the Public Hearing Agenda Item 2 to Monday, August 9, 2021.

The motion carried by the following vote:

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

**No:** 0

3. [21-0631](#) Recommendation to City Council to Introduce an Ordinance Amending Chapter 19.67 (Below Market Rate Ownership Housing) of the Sunnyvale Municipal Code to Modify the Inclusionary Housing Program.

Housing Officer Jenny Carloni presented the staff presentation.

Commissioner Harrison asked Housing Officer Carloni general questions regarding the below market rate (BMR) rental and ownership program.

Commissioner Weiss asked staff if a BMR unit is converted from an apartment to a condominium will there be financial help available to keep the unit conversion

preservation program. Housing Officer Carloni responded that the City has a first-time home-owner loan program. Commissioner Weiss asked if a BMR ownership remains in the BMR buyer program if the house becomes foreclosed. Affordable Housing Manager Ernie DeFrenchi responded that if a BMR home goes into foreclosure housing restrictions do not survive foreclosure. Housing Manager DeFrenchi also stated that if the City receives a letter stating that a home is going to be foreclosed upon, the City works with the lender and the homeowner to negotiate a forbearance agreement or the City would help to facilitate a resell to that home to a new BMR owner.

Chair Howard opened the Public Hearing.

Mike Serrone spoke in overall support of the staff's recommendations. Mr. Serrone commented on the inclusionary housing policy for the City of Cupertino.

Chair Howard closed the Public Hearing.

Commissioner Harrison asked staff when did the City adopted the Palmer's effect. Housing Officer Carloni responded that the state adopted the Palmer's effect in 2017, however, the City of Sunnyvale adopted the Palmer's effect in 2019. Commissioner Harrison asked staff approximately how many rental projects has the City had since the Palmer's effect has been in place. Assistant Director Miner responded that there was the Irvine Company project which was 900 BMR units and the Capstone Project which was 600 BMR units.

MOTION: Commissioner Weiss moved and Commissioner Harrison seconded the motion to approve Alternative 1: Introduce an ordinance to amend Chapter 19.67 ("Below Market Rate Ownership Housing ") of Title 19 ("Zoning") of the Sunnyvale Municipal Code to modify Inclusionary Below Market Rate Ownership Housing Requirements (Attachment 3 to the report).

Commissioner Weiss commented that the ordinance will provide more opportunity for developers in Sunnyvale and allow for more affordable ownership opportunities for the community.

Commissioner Harrison stated that homeowner opportunities for moderate income families are imperative for the community.

Chair Howard spoke in support of the motion and overall agreement with

Commissioner Harrison and Commissioner Weiss' comments.

The motion carried by the following vote:

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

**No:** 0

**4.**      [21-0627](#)      Review Planning Program Budget and Fees for FY 2021/22

Assistant Director Miner gave a brief introduction about what was reviewed for the Planning Program Budget and Fees for the Fiscal Year (FY) 2021/2022.

Chair Howard opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

Commissioner Harrison commented on how it was interesting to see the increase and decrease of fees for the residential and non-residential projects during the FY 2020/2021. Assistant Director Miner agreed with Commissioner Harrison and he also shared that the FY 2020/2021 came with a big learning curve for staff as they adjusted to the electronic submittal process, but staff was able to adapt well. Commissioner Harrison complimented the City of Sunnyvale and staff on the turnaround time to submit for an electronic submittal.

Vice Chair Simons asked about the long-term budget and the variations year to year and a question about the Planning Commission. Vice Chair Simons wanted to confirm that the general funding budget was changed due to the unforeseen times during the FY 2020/2021. Assistant Director Miner responded that certain services may have been cut due to certain events not being able to take place during the FY 2020/2021 due to unforeseen times. Vice Chair Simons stated his opinion on the budget report. Assistant Director Miner stated that the Planning Division is based off Enterprise Funds, which is applicant funded. Assistant Director Miner also shared that there is a law that states a City cannot charge fees that are more than the

valuation of the work. Vice Chair Simons asked about how the City can train Planning Commissioners based off the Sunnyvale Charter. Assistant Director Miner responded that it is an operating budget, so it is not in this cycle, but the City is able to meet those training needs due to the decrease on travel expenses. Vice Chair Simons stated his opinion on how the City could fund more training for the Planning Division and the Planning Commissioners.

Commissioner Howe commented that he recommends the City Council approves the second year of the two-year cycle that the City Council approved last year.

Commissioner Olevson commented on the City Manager's letter regarding the funding from the Federal Government. Commissioner Olevson also wanted to confirm that the City Council will not increase permanent programs that will be on the City's budget after the Federal Government funding runs out. Commissioner Olevson stated his opinion that the presentation is easier to read through the Enterprise system.

Assistant Director Miner clarified that the Planning Commission could make a formal recommendation or solely provide comments to the City Council.

MOTION: Commissioner Howe moved and Commissioner Olevson seconded the motion to approve the staff recommendation on the Planning Program Budget for the Fiscal Year 2021/2022.

The motion carried by the following vote:

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

**No:** 0

#### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

5.        [21-0650](#)        Proposed Study Issue for 2022: Safe Parking or Limited Stay Camper Parking

Principal Planner Amber Blizinski introduced the proposed study issue and asked

Housing Officer Carloni to explain the Safe Parking Housing Strategy to the Commission.

Commissioner Harrison asked staff if the study issue could encompass studying a more permanent RV use similar to a mobile home park instead of an emergency/temporary use. Housing Officer Carloni responded that the strategy focuses on ending homelessness and would likely operate in a more temporary or emergency manner when necessary. Principal Planner Blizinski added that a more permanent RV parking use would be considered a different type of land-use and would require modifications to the Study Issue paper. Commissioner Harrison discussed with staff about a recreational land-use type and what type of permit would be required for that land use. Commissioner Harrison wanted to confirm that RV parking on a public street would be regulated by the Department of Public Works and Principal Planner Blizinski confirmed that it would.

Chair Howard commented on the City of Mountain View's use of street-parking and vacant Santa Clara Valley Transportation Authority (VTA) property and if the City of Sunnyvale could implement a parking strategy like Mountain View's. Housing Officer Carloni responded that the City has heard of success stories for other municipalities; however, these uses typically require some City funding which may not be available at this time. Chair Howard stated that he understands the housing strategy is Tier 3 strategy and that the Commission may want to sponsor the Study Issue too, so the Council sees it is a priority.

Commissioner Harrison asked staff if the temporary emergency shelter use was currently allowed on properties zoned for public facilities. Principal Planner Blizinski responded that it is not currently a use that is allowed on those sites, but would be studied as a part of the Safe Parking Housing Strategy

Assistant Director Miner asked Assistant City Attorney Rebecca Moon if the Planning Commission wanted to sponsor a study issue regarding short-term housing in a Public Facility (PF) zone would it open the door to other housing development projects being allowed in these zoning districts. Assistant City Attorney Moon responded that it might and is an issue that would require careful consideration and discussion.

Chair Howard commented on the proposal of safe parking at a PF and the option of a temporary use permit.

Commissioner Harrison shared information on RVs that are currently parked at a PF church.

Assistant Director commented on the City's involvement from a program standpoint while also considering the land-use standpoint.

Chair Howard asked staff if a temporary use permit can be considered for allowing a safe parking lot. Principal Planner Blizinski responded that the study issue would look at potential zoning districts where Safe Parking sites could be allowed. Principal Planner Blizinski commented that staff would likely create an ordinance on safe parking when the Housing Strategy or Study Issue moved forward. Chair Howard asked staff if commercial sites can be considered for safe parking sites. Housing Officer Carloni responded that the Housing Division has not had inquiries from landowners regarding using their properties for safe parking or longer-term RV parking, but that the Housing Strategy could begin sooner if a landowner expressed their interest to the City and was interested in funding such a use/study.

Chair Howard opened the Public Hearing.

Mike Serrone, member of Livable of Sunnyvale, spoke in overall support of the study issue. Mr. Serrone commented on other municipalities ability to create a safe parking site. Mr. Serrone stated that it is a growing problem in the bay area and the Housing Strategy should be considered as a higher priority.

Marie Bernard, Executive Director of Sunnyvale Community Services, spoke in overall support of the study issue. Ms. Bernard commented on the need for safe parking and shared information on homelessness in the City. Ms. Bernard also shared information on potential funding partners and organizations.

Chair Howard asked Ms. Bernard if she has a course of action on Housing Officer Carloni's response to moving the study issue from Tier 3 to top priority if there is a landowner who is interested. Ms. Bernard responded that Sunnyvale Community Services has information from other municipalities how they have implemented safe parking and that there is not a landowner the Sunnyvale Community Services knows of who would be interested at this time.

Chair Howard closed the Public Hearing.

Commissioner Howe suggested that the Planning Commission may want to vote on



having the Chair represent the Planning Commission at a future City Council meeting to express the Planning Commission's passion and concern for safe parking.

Chair Howard asked Assistant City Attorney Moon if Commissioner Howe's recommendation is within the Brown Act. Assistant City Attorney Moon responded that if the Planning Commission would like to appoint a representative to speak at a City Council meeting then it would need to be an action on the agenda.

Commissioner Howe asked staff how a Planning Commissioner could add an item to the next agenda and Assistant City Attorney Moon responded that the council policy states that the Chair and the liaison can consult to add agenda items. Commissioner Howe stated that he encourages the Chair to have the discussion to add the study issue to the next meeting.

Vice Chair Simons commented that he believes it is in the bylaws that most of the commission can direct a study issue to a future agenda item. Assistant City Attorney Moon stated that she will confirm with Vice Chair Simons if that is an option.

Commissioner Harrison expressed her interest in having the safe parking study issue move forward.

MOTION: Commissioner Harrison moved and Chair Howard seconded the motion to add the study issue to the running list of 2022 proposed study issues.

The motion carried by the following vote:

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

**No:** 0

**6. [21-0653](#)** Proposed Study Issue for 2022: Village Centers Re: Aging in Place

Principal Planner Blizinski, Housing Officer Carloni, and Chief Building Official Suzanne Park gave the staff presentation with a PowerPoint slide and discussed the various Housing Strategies pertaining to aging in place and the building code

requirements associated with the topic

Chair Howard opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

Commissioner Harrison asked staff about the protecting at risk senior affordable senior housing. Housing Officer Carloni responded that this strategy is mainly regarding developments built by non-profit developer who build projects specifically for senior citizens; these developments have 55-year restrictions. Housing Officer Carloni then stated that the goal of this strategy would be to prioritize specific senior development that are considered “at-risk” and to negotiate with the developers to extend the life of the affordable housing development. Commissioner Harrison asked approximately how many units in the upcoming 10 years would be eligible, Housing Officer Carloni responded that there may be some eligible developments within the next 15 years. Housing Officer Carloni commented on another housing strategy which is to promote new age-friendly housing. Commissioner Harrison wanted to confirm that the City is working to create an inclusive new-age friendly housing. Housing Officer Carloni responded that the City has expressed their ideas to developers on inclusive new-age friendly housing, but it is still in the early stages for a development near Lawrence Station. Principal Planner Blizinski mentioned that the City is always working to promote ADUs and that the Planning Division has seen a significant increase in proposed ADUs recently.

Commissioner Weiss discussed her concerns on village centers and intergenerational housing. Assistant Director Miner commented that the City does not have aging in place requirements or incentives for village centers and that because of State law, the City may not be able to make these requests.

Vice Chair Simons asked Chief Building Official Park if there is a building code requirement specifically for grab bars. Chief Building Official Park responded that all new multi-family homes are required to meet all accessibility requirements including the backing of the grab bars. Vice Chair Simons expressed his concerns with the study issue process and asked staff if there is a way for the Planning Commission to be more involved. Assistant Director Miner clarified that the Planning Commission can respond to issues that the Commission has authority over.

Commissioner Harrison wanted to clarify that the age-friendly housing strategy for 2021/2022 is a narrowly focused strategy that will be discussed in the future.

Housing Officer Carloni responded that it is narrow due to what the Housing Division has control over for the proposed strategy. Housing Officer Carloni also commented that staff is looking to study a Citywide policy.

Chair Howard asked staff if there is any action that the Planning Commission needs to take on the proposed study issue. Assistant Director Miner responded that the Planning Commission can sponsor a study issue.

**MOTION:** Commissioner Weiss moved and Commissioner Howe seconded the motion to add the study issue to the running list of 2022 proposed study issues.

Commissioner Weiss stated her opinion that the proposed study issue will allow for discretion of objective standards and allow for Citywide policies.

Commissioner Howe stated his opinion that the proposed study issue is an important topic that should be discussed and that the study issue process for the City has changed and decreased in value throughout the years.

Vice Chair Simons stated that he will be supporting the motion and that he agrees with Commissioner Howe's comments regarding the study issue process and value. Vice Chair Simons commented on the importance of the study issue and hopes that it becomes a priority.

Commissioner Harrison stated she will be supporting the motion.

Chair Howard commented in overall support of the motion.

The motion carried by the following vote:

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

**No: 0**

### INFORMATION ONLY REPORTS/ITEMS

7. [21-0624](#) Planning Commission Proposed Study Issues, Calendar Year: 2022  
(Information Only)

## **NON-AGENDA ITEMS AND COMMENTS**

### -Commissioner Comments

Chair Howard stated that he will contact Assistant Director Miner regarding adding the safe parking agenda item and expressing the Planning Commissioner's passion and concerns to City Council.

### -Staff Comments

Assistant Director Miner stated that the City Council adopted an ordinance on Tuesday, May 25, 2021 regarding amendments to the zoning code on ADUs. Assistant Director Miner also stated that the City Council will be discussing the budget at the City Council Meeting Tuesday, June 15, 2021.

**ADJOURNMENT**

Chair Howard adjourned the meeting at 9:37pm.



# City of Sunnyvale

## Agenda Item

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21-0680

Agenda Date: 6/28/2021

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### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

Public Comments on the Draft Subsequent Environmental Impact Report (DSEIR) for the Lawrence Station Area Plan (LSAP) Update and Intuitive Development Project

#### **Location:**

LSAP - The adopted plan area north of the tracks is bounded by Kifer Road and the City of Santa Clara border to the north, Uranium Drive and the City of Santa Clara border to the east, and 960 Kifer Road (APN 205-49-008) to the west. The plan area south of the tracks is located west of Lawrence Expressway, north of Reed Avenue, and includes 1155-1175 Aster Avenue (APNs 213-01-034, -033, -032), 1171-1193 Buttercup Terrace (APNs 213-73-001 to -016), 1159 Willow Avenue (APN 213-01-023) and four parcels at the northeast corner of Willow Avenue and Reed Avenue (APNs 213-01-001, -002, -003, and -004).

Intuitive Development Project Sites (within the proposed LSAP boundary) - 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), and 955 Kifer Road (APN 205-40-001).

**File nos.:** 2017-7082 (Specific Plan Amendment), 2018-7714 (Sense of Place Plan), 2018-7723 (Intuitive General Plan Amendment/Rezoning), 2019-7557 (Intuitive Development Application)

#### **Zoning:**

LSAP - Various designations of MXD-I, MXD-II, MXD-III, M-S/LSAP, O-R, and R-5

Intuitive Development Project Sites - M-3 (932 and 950 Kifer Road) and M-S (945 and 955 Kifer Road)

**Applicants:** City of Sunnyvale (file #'s 2017-7082 and 2018-7714) and Intuitive Surgical, Inc. (file #'s 2018-7723 and 2019-7557)

**Project Planner:** George Schroeder, 408-730-7443, [gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov)  
<<mailto:gschroeder@sunnyvale.ca.gov>>

#### **STAFF RECOMMENDATION**

Provide public comments on the Draft Subsequent Environmental Impact Report.

#### **ATTACHMENTS**

1. Notice of Availability
2. Link to Draft Subsequent Environmental Impact Report (DSEIR)
3. Links to DSEIR Appendices



**NOTICE OF AVAILABILITY**  
**Draft Subsequent Environmental Impact Report (SEIR)**  
**Lawrence Station Area Plan (LSAP) Update and**  
**Intuitive Development Project**

**Sunnyvale Planning Project nos. 2017-7082 (Specific Plan Amendment),  
 2018-7714 (Sense of Place Plan), 2018-7723 (Intuitive General Plan  
 Amendment/Rezoning Application), 2019-7557 (Intuitive Development  
 Application)  
 State Clearinghouse #2019012022**

**45-Day Public Review Period:  
 May 26, 2021 through July 12, 2021**

**Purpose of this Notice:**

In accordance with the provisions of the California Environmental Quality Act (CEQA), the City of Sunnyvale (City) has released for public review a **Notice of Availability (NOA)** to solicit comments on the Draft Subsequent Environmental Impact Report (SEIR) for the proposed amendments to the Lawrence Station Area Plan (LSAP) and the Intuitive Surgical Inc. development project. The NOA is required per CEQA, (Public Resources Code, Division 13, Section 21000–21177) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000–15387).

**Project Location and Description**

The LSAP is located around the Lawrence Caltrain Station in east-central Sunnyvale, adjacent to Santa Clara. Lawrence Expressway bisects the plan area north to south, while the Caltrain right-of-way bisects the area east to west. The plan area north of the tracks is bounded by Kifer Road and the City of Santa Clara border to the north, Uranium Drive and the City of Santa Clara border to the east, and 960 Kifer Road (APN 205-49-008) to the west. The plan area south of the tracks is located west of Lawrence Expressway, north of Reed Avenue, and includes 1155-1175 Aster Avenue (APNs 213-01-034, -033, -032), 1171-1193 Buttercup Terrace (APNs 213-73-001 to – 016), 1159 Willow Avenue (APN 213-01-023) and four parcels at the northeast corner of Willow Avenue and Reed Avenue (APNs 213-01-001, -002, -003, and -004). Proposed plan amendments include expansion of the west boundary north of the tracks to include four parcels at 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), and 955 Kifer Road (APN 205-40-001). See map of project site and vicinity.

The LSAP Update primarily consists of:

- Increasing the allowable housing potential within the LSAP from 2,323 to 5,935 net new units;
  - Includes increasing densities where housing is already allowed north of the railroad tracks and expanding where new housing can be considered to properties between Calabazas Creek and Uranium Drive and at the northeast corner of Willow Avenue and Reed Avenue.
- Expansion of western boundary to include parcels at 932, 950, 945, and 955 Kifer Road;
- Adoption of the Lawrence Station Sense of Place Plan; and
- Modifications to General Plan and Zoning designations; LSAP Development Incentives Program; and associated General Plan, LSAP, and Zoning Code text amendments.



The proposed Intuitive Development project at 932, 950, 945, 955 Kifer Road is a new corporate campus consisting of:

- Demolition of two existing industrial/office/R&D buildings and three accessory structures; and
- Construction of two new three-story office/R&D/manufacturing buildings totaling 1,211,000 sq. ft. (including 148,000 sq. ft. of basement space); an 11,000 sq. ft. freestanding amenity building; and five-level, above ground parking structure with an attached 12,000 sq. ft. central utility plant.

### **Identified Potential Environmental Impacts:**

The Draft SEIR shows that the project could result in potentially new significant impacts or an increase in the severity of previously identified significant impacts in the 2016 LSAP EIR related to: Aesthetics; Air Quality; Cultural and Tribal Cultural Resources; Biological Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise and Vibration; Population, Employment and Housing; Public Services and Recreation; Transportation; and Utilities and Service Systems. Some impacts related to Air Quality (cause construction-generated air pollutant or precursor emissions to exceed BAAQMD-recommended thresholds; and cumulative criteria pollutant emissions during construction) and Utilities and Service Systems (cumulative impact to wastewater treatment) would remain significant and unavoidable with implementation of recommended mitigation measures. All other impacts would be mitigated to less than significant level.

**Your views and comments on the Draft EIR for this proposed project are welcome.**

**Comments should be provided in writing no later than 5:00 P.M, on July 12, 2021 to:**

- E-mail – George Schroeder, Senior Planner - [gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov)  
--or--
- Mail - City of Sunnyvale, Department of Community Development, Planning Division  
Attn: George Schroeder, Senior Planner, 456 West Olive Avenue, Sunnyvale, CA 94088-3707

You may also provide public comments on the Draft SEIR at several commission meetings listed below. Due to the Shelter in Place Order by the Santa Clara County Public Health Department, public meetings will be held by the City of Sunnyvale via virtual telepresence meetings. Meeting details, including how to view and join the virtual meetings, will be available on each meeting's agenda 72 hours before each meeting on the City's Legislative Public Meeting Webpage at:

[sunnyvaleca.legistar.com/calendar.aspx](https://sunnyvaleca.legistar.com/calendar.aspx)

- **Bicycle and Pedestrian Advisory Commission on Thursday, June 17, 2021 at 6:30 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/97997417379>
- **Sustainability Commission on Monday, June 21, 2021 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/95835903911>
- **Housing and Human Services Commission on Wednesday, June 23, 2021 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/92867949471>
- **Planning Commission Hearing on Monday, June 28, 2021 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/91827390357>



**City Contact:** Contact George Schroeder, Senior Planner, at [gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov) or 408-730-7443 for any questions or comments.

**Available Copies:** The Draft SEIR document has been posted on the City's Lawrence Station Area Plan website at: <https://sunnyvale.ca.gov/business/projects/lawrence.htm>

Copies are also available for review at the City of Sunnyvale Library, the City of Sunnyvale One-Stop Permit Center, and the City of Sunnyvale Community Center. Due to the Shelter in Place Order for Santa Clara County, limited in-person services are in effect at City facilities.

This map illustrates the Lawrence Station Area, highlighting the proposed boundary expansion (blue outline) and the current Lawrence Station Area Plan Boundary (black outline). The map also shows the City of Santa Clara and the City of Sunnyvale boundaries. Key streets include Arques Ave, Central Expy, Lawrence, and Mead Ave. A scale bar indicates distances up to 0.5 miles. An inset map in the bottom left corner shows the location of the Lawrence Station Area within the broader regional context.



**Accommodations:** Pursuant to the Americans with Disabilities Act, the City of Sunnyvale will make reasonable efforts to accommodate persons with qualified disabilities. If you require special accommodation, please contact the Planning Division at (408) 730-7440 at least five days in advance of this hearing.

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Si tiene preguntas sobre este proyecto y necesita servicios de traducción, llame a la División de Planificación al 408-730-7440

**CŨ' DÂN NÓI TIẾNG VIỆT:** Nếu bạn có câu hỏi liên quan đến dự án này và cần dịch vụ dịch thuật, vui lòng gọi cho Ban Kế Hoạch theo số 408-730-7440

**PARA SA MGA TAONG NAKAKAUNAWA NG TAGALOG:** Kung mayroon kang mga katanungan tungkol sa proyektong ito at nangangailangan ng mga serbisyo ng pagsasalin, tawagan ang Planning Division sa 408-730-7440

如果您对此项目有疑问并需要翻译服务，请致电408-730-7440联系规划部门

이 프로젝트와 관련하여 질문이 있고 번역 서비스가 필요하시면 기획 부서 408-730-7440으로 전화하십시오

यदि आपको इस प्रोजेक्ट के बारे में सवाल हैं और अनुवाद सेवाओं की आवश्यकता है, तो कृपया प्लानिंग डिवीजन को 408-730-7440 पर कॉल करें

## **ATTACHMENT 2**

### **Link to Draft Subsequent Environmental Impact Report (DSEIR)**

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27656>

Project Webpage: <https://sunnyvale.ca.gov/business/projects/lawrence.htm>

**ATTACHMENT 3**  
**Links to DSEIR Appendices**

A-C: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27658>

D: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27660>

E: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27661>

F: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27662>

G-I: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27659>

Project Webpage: <https://sunnyvale.ca.gov/business/projects/lawrence.htm>



# City of Sunnyvale

## Agenda Item

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**21-0688**

**Agenda Date:** 6/28/2021

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Planning Commission Proposed Study Issues, Calendar Year: 2022 (Information Only)

Proposed Study Issues\*

Date	Working Title	Summary of Scope	Staff Comments
2/6/21	Missing Middle	Study would explore the elimination of single-family zoning	None

\*The study issues have been proposed for future sponsorship

Toward the end of the calendar year, no later than October, boards and commissions will review the list of proposed study issues and officially vote on sponsorship for each individually listed study issue. Official sponsorship means that the study issue is approved for ranking with a majority vote of the board or commission. Staff will then prepare the sponsored study issue papers, including fiscal impact **but not** the staff recommendation.