

The following Council agenda questions and staff responses were included with the August 15, 2017 Council meeting packet (Agenda Item #5, RTC 17-0767). Council continued this item to August 22, 2017 and it is listed on the agenda as Item #2, RTC 17-0826.

Agenda Item #: 2

Title: Proposed Project: GENERAL PLAN AMENDMENT INITIATION to consider a 100% FAR combining district on 11 parcels in the M-S zoning district totaling 17.85 acres. File #: 2017-7382 Locations: 893-909 Kifer Road (APN 205-42-011), 905 Kifer Road (APN 205-42-009) 917 Kifer Road (APN 205-42-008), 133-135 Commercial Street and 919-921 Kifer Road (APN 205-42-007), 155 Commercial Street (APN 205-42-006), 165 Commercial Street (APN 205-42-010), 167-171 Commercial Street (APN 205-42-012), 181 Commercial Street (APN 205-42-003), 183 Commercial Street (APN 205-42-004), 193 Commercial Street (APN 205-42-002), No address (APN 205-42-001)

Applicant / Owner: ARC TEC, Inc. (applicant) / Fortinet (owner) Environmental

Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a)

Council Question: If approved, when would the Study be done? There is an expected traffic increase because of the development at Wolfe and Arques that will dramatically affect this area.

Staff Response: The study schedule is dependent on a few factors, such as: what area is approved for study (a larger area requires staff to return to council for a budget modification to fund the larger study); when an applicant submits the formal application (staff will not start on the study until formal application/fees are submitted); and, how long it will take consultants to prepare the various reports and studies. GPAs for applicant requested changes to the General Plan have taken one to three years. Larger areas typically have taken longer time.

Council Question: Staff has been suggesting 100% FAR entitlements along Kifer and Arques (we had a letter asking for Commercial on the north side of Central Expressway be studied). Is it better to do a larger Kifer/Arques/Wolfe/Commercial Specific Area Plan, since we are looking at zoning multiple 100% FARs (block-by-block)? Is Staff worried about the loss of Commercial in the area along Wolfe Road as we continue to zone for 100%FAR?

Staff Response: There was a rezoning request for 100% FAR at Wolfe/Arques which resulted in the Central and Wolfe project (entitled by Landbank, sold to Jay Paul). No General Plan Amendment was suggested by staff. However, since then, the LUTE has since been adopted (as have the Lawrence Station Area Plan and Peery Park Specific Plan) staff found this request should be brought to the attention of the Council earlier, through a more detailed review process. There was also a prior request to consider residential and school uses on an office building on Arques (west of Wolfe), however a formal application was not submitted. Staff is not aware of other requests for general plan or zoning changes to this vicinity.

Staff is recommending a General Plan Amendment study to consider the area between Wolfe Road and the private park on Kifer and between Central Expressway and Kifer; the expanded area could consider retail/service uses, community serving uses such as places of assembly (Moose Lodge) as well as higher intensity office/R&D development up to 100%

FAR. The study would take a look at the balance of lower intensity industrial uses and commercial uses in the area and citywide.

As the sites north of Central do not easily relate to the southern area (only Wolfe Road in common), staff would be concerned about expanding the study to that large of an area. The study would specifically look at accommodating and retaining lower intensity and commercial uses in the study area. If the Council authorizes only the 17 acres that Fortinet has requested for study, the scope would be reduced and the issue of uses along Wolfe would not be part of the study. As a further note, the area near Wolfe and Stewart is zoned C-2 Highway Commercial. The sites contain Plug-and-Play (a building constructed when the area was zoned industrial) and Planet Granite (a remodeled industrial building).

Council Question: I see a reference to an Arques Specific Plan on the Vicinity Map, however, I can't find any reference on the City Website to the Arques Plan. Please send the link. It looks like the Arques Specific Plan is as big as the General Plan proposal for this portion of Kifer.

Staff Response: The Arques Specific Plan is a 35-acre site currently owned by Applied Materials. They were the owner that initiated the process to prepare the specific plan for up to 70% FAR. Thank you for noticing the plan was not on the website. It has now been posted and is available here:

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=24926>

Committee Assignment	Term Expires	Staff Support
SEAT 2 - MAYOR GLENN HENDRICKS		
South Bay Salt Ponds Restoration Project		
South Bay Salt Ponds Restoration Project Stakeholders	1/18	Regulatory Programs Division Mgr.
Water Emergency Transportation Authority		
Water Emergency Transportation Authority Community Advisory Committee	1/18	Director of DPW
South Bay Military Affairs Council		
Military Affairs Council [M]	1/18	Sr. Mgmt. Analyst
Santa Clara County Airport Land-Use Commission (ALUC)		
Airport Land-Use Commission * [OA, CASCC]	5/20	Principal Planner
Valley Transportation Authority (VTA)		
Board of Directors	1/18	Transportation and Traffic Mgr.
Santa Clara County Measure A (2016 Housing Bond) Independent Citizen's Oversight Committee		
Santa Clara County Measure A (2016 Housing Bond) Independent Citizen's Oversight Committee [OA, CASCC]	2/19	Housing Officer

Committee Assignment	Term Expires	Staff Support
SEAT 1 - VICE MAYOR GUSTAV LARSSON		
Bay Area Water Supply and Conservation Agency (BAWSCA)		
Board of Directors	6/19	Water & Sewer Systems Div. Mgr.
North Valley (NOVA) Job Training Consortium Workforce Board		
Nomination Committee	1/18	Director of NOVA
San Francisco Bay Area Regional Water System Financing Authority (RFA)		
Board of Directors	6/19	Director of Finance
Valley Transportation Authority (VTA)		
Policy Advisory Committee (PAC)	1/18	Principal Transportation Engineer/Planner
Santa Clara Valley Water District (SCVWD)		
Recycled Water Joint Committee [M]	1/18	Director of ESD
CalMod Local Policy Maker Group (formerly Caltrain Modernization Project Policy Advisory Group)		
CalMod LPMG [M], Alternate	1/18	Transportation/Traffic Manager

Committee Assignment	Term Expires	Staff Support
SEAT 3 - JIM GRIFFITH		
Cities Association of Santa Clara County (CASCC)		
Executive Board, Past President [OA, CASCC]	1/18	Sr. Mgmt. Analyst
Silicon Valley Clean Energy Authority (SVCEA)		
Board of Directors	1/18	Regulatory Programs Division Mgr.
Santa Clara County Recycling and Waste Reduction Commission		
Santa Clara County Recycling and Waste Reduction Commission [OA, CASCC]	1/22	Solid Waste Programs Division Mgr.

Committee Assignment	Term Expires	Staff Support
SEAT 4 - LARRY KLEIN		
Association of Bay Area Governments (ABAG)		
General Assembly	1/18	Director of CDD
Valley Transportation Authority (VTA)		
State Route (SR) 85 Corridor Policy Advisory Board (PAB)	1/18	Director of DPW
Santa Clara Valley Water District (SCVWD)		
Water Commission, Alternate	1/18	Director of ESD
Cities Association of Santa Clara County (CASCC)		
Board of Directors [M]	1/18	Sr. Mgmt. Analyst
Legislative Action Committee (LAC) [M]	1/18	Sr. Mgmt. Analyst
City Selection Committee [M]	1/18	Sr. Mgmt. Analyst

Committee Assignment	Term Expires	Staff Support
SEAT 5 - RUSS MELTON		
Moffett Field Restoration Advisory Board (RAB)		
Moffett Field Restoration Advisory Board (RAB)	1/18	Fire Marshal
Valley Transportation Authority (VTA)		
State Route (SR) 85 Corridor Policy Advisory Board (PAB), Alternate	1/18	Director of DPW
Santa Clara Valley Water District (SCVWD)		
Recycled Water Joint Committee [M]	1/18	Director of ESD
Silicon Valley Regional Interoperability Authority (SVRIA)		
Silicon Valley Regional Interoperability Authority (SVRIA), Alternate [M]	6/19	Captain, Bureau of Fire Operations
Local Agency Formation Commission (LAFCO) of Santa Clara County		
LAFCO [OA, CASCC] Alternate	5/20	Principal Planner
Santa Clara County Airport Land-Use Commission (ALUC)		
Airport Land-Use Commission *, Alternate	5/20	Principal Planner
Santa Clara County Emergency Operational Area Council (OAC)		
Central County Cities Seat, Alternate [OA, CASCC]	9/19	Office of Emergency Services, Special Ops. Division

Committee Assignment	Term Expires	Staff Support
SEAT 6 - NANCY SMITH		
Valley Transportation Authority (VTA)		
Policy Advisory Committee (PAC), Alternate	1/18	Principal Transportation Engineer/Planner
El Camino Real Rapid Transit Policy Advisory Board (PAB)	1/18	Director of DPW
Silicon Valley Clean Energy Authority (SVCEA)		
Board of Directors, Alternate	1/18	Regulatory Programs Division Mgr.
Santa Clara Valley Water District (SCVWD)		
Water Commission	1/18	Director of ESD
CalMod Local Policy Maker Group (formerly Caltrain Modernization Project Policy Advisory Group)		
CalMod LPMG [M]	1/18	Transportation/Traffic Manager
Grand Boulevard Task Force		
Grand Boulevard Task Force, Alternate	1/18	Principal Planner

Committee Assignment	Term Expires	Staff Support
SEAT 7 - MICHAEL S. GOLDMAN		
Grand Boulevard Task Force		
Grand Boulevard Task Force	1/18	Principal Planner
Valley Transportation Authority (VTA)		
El Camino Real Rapid Transit Policy Advisory Board (PAB), Alternate	1/18	Director of DPW