



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, October 22, 2018

6:15 PM

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

Special Meeting - Study Session - 6:15 PM | Special Meeting - Public Hearing 7 PM

6:15 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0913](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT:

To redevelop a 16.82-acre property - demolish existing commercial and industrial buildings and construct a new mixed-use project. Project consists of a three-to-five-story apartment/commercial building with a wrapped above-grade parking structure; (2) two-to-seven-story condominium buildings above podium parking structures; and (20) two-to-three-story townhome buildings with individual unit garages.

Residential: 741 total units (412 rental /329 ownership).

Commercial: 1,500 sq. ft. on the ground floor of the apartment building.

Publicly-Accessible, Privately-Owned Open Space: 2.2 acres

TENTATIVE MAP: Create two lots for condominium purposes, one lot for the apartments and associated common area lots.

Location: 1155-1175 Aster Avenue (APN's: 213-01-032; 213-01-033; 213-01-034)

File #: 2018-7513

Zoning: MXD-III

Applicant / Owner: Olympic Residential Group/ JJ & W LLC

Project Planner: George Schroeder, (408) 730-7443,
gschroeder@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION 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 [18-0914](#) Approve Planning Commission Meeting Minutes of October 8, 2018

Recommendation: Approve Planning Commission Meeting Minutes of October 8, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0779](#) **Proposed Project:** General Plan Amendment Initiation request to study changing the General Plan designation for a portion of the site from Public Facility (P-F) to Medium Density Residential.
Location: 1050 West Remington Drive (APN: 202-26-007)
File #: 2018-7569
Zoning: P-F
Applicant / Owner: Catalyst Development Partners LLC (applicant) / Church of Christ of Sunnyvale (owner)
Environmental Review: The project is exempt from the California

Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Recommendation: Recommend to City Council, Alternative 1: Initiate the GPA study to analyze changing the land use designation for a half of the site from Public Facilities to Medium Density Residential and retaining the other half as Public Facilities, as requested by the applicant.

3. [18-0787](#)

Proposed Project: General Plan Amendment Initiation to consider an amendment to the Peery Park Specific Plan (PPSP) to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-Industrial Edge (IE) zoning district totaling 29.3 acres.

Locations: 400-840 W. California Avenue (165-26-009, 010, 011, 012, 013, 014, 016, 018, 019, 020)

File #: 2018-7576

Applicant / Owner: Skidmore, Owings, & Merrill LLP (applicant) / Steelwave LLC (owner)

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

Project Planner: Amber Blizinski, 408-730-2723,
ablizinski@sunnyvale.ca.gov

Recommendation: Alternative 1: Recommend that the City Council do not initiate a General Plan Amendment study to consider an amendment to the Peery Park Specific Plan to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-IE zoning district totaling 29.3 acres.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

4. [18-0923](#) Potential Study Issue: Flexibility on Transportation Demand Management (TDM) Requirements for Smaller Industrial Development Projects
5. [18-0927](#) Potential Study Issue: Incorporating Cost Effective ADA Measures into Development Projects
6. [18-0928](#) Potential Study Issue: Planning Commission Floor Area Ratio (FAR) Threshold Related to Accessory Dwelling Units (ADU's)
7. [18-0929](#) Potential Study Issue: Place Of Assembly Public Facilities (PF) Zoning

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

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 Katherine Hall at (408) 730-7440. Agendas and associated reports are also available at sunnyvaleca.legistar.com or at the Sunnyvale Public Library, 665 W. Olive Ave., 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, 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. (28 CFR 35.160 (b) (1))



City of Sunnyvale

Agenda Item A

18-0913

Agenda Date: 10/22/2018

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT:

To redevelop a 16.82-acre property - demolish existing commercial and industrial buildings and construct a new mixed-use project. Project consists of a three-to-five-story apartment/commercial building with a wrapped above-grade parking structure; (2) two-to-seven-story condominium buildings above podium parking structures; and (20) two-to-three-story townhome buildings with individual unit garages.

Residential: 741 total units (412 rental /329 ownership).

Commercial: 1,500 sq. ft. on the ground floor of the apartment building.

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TENTATIVE MAP: Create two lots for condominium purposes, one lot for the apartments and associated common area lots.

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File #: 2018-7513

Zoning: MXD-III

Applicant / Owner: Olympic Residential Group/ JJ & W LLC

Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item 1.A

18-0914

Agenda Date: 10/22/2018

SUBJECT

Approve Planning Commission Meeting Minutes of October 8, 2018

RECOMMENDATION

Approve Planning Commission Meeting Minutes of October 8, 2018 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, October 8, 2018

6:00 PM

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

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

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0867](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to construct 58 single family homes and associated improvements on 6.1 acres of the 8.8-acre site (agricultural land known as the Corn Palace).

TENTATIVE MAP to subdivide the 8.8-acre site into 60 lots, including a 2-acre public park lot, a private street and 58 single family home lots.

Location: 1142 Dahlia Court (APN's: 213-12-001)

File #: 2017-7451

Zoning: R-1.5/PD

Applicant / Owner: Trumark Homes/ Gabriel Francia Trustee

Project Planner: Shetal Divatia, (408) 730-7628,
sdivatia@sunnyvale.ca.gov

B. [18-0866](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow the expansion and renovation of an existing 173-room hotel with the removal of 85 rooms, renovation of 88 rooms and construction of 270 new rooms that results in a 358-room hotel (net new of 185 rooms). The proposed project also includes 18,021 s.f. for meeting areas, 7,313 s.f. for food and beverage services and 8,241 s.f. for spa use, for a total gross floor area of 256,180 s.f. The project would be served by 296 parking spaces (203 spaces in a new 3-level

parking structure) and associated site improvements.

Location: 1100 N. Mathilda Avenue (APN's: 110-27-025)

File #: 2017-8044

Zoning: MPC

Applicant / Owner: DoveHill Capital Mgmt LLC/ Sof-X Sunnyvale
Owner

Project Planner: Shetal Divatia, (408) 730-7628,
sdivatia@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:05 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

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

ORAL COMMUNICATIONS

CONSENT CALENDAR

Commissioner Weiss moved and Commissioner Harrison seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

Yes: 5 - Commissioner Weiss
Chair Howard
Commissioner Olevson
Vice Chair Simons
Commissioner Harrison

No: 0

Abstained: 2 - Commissioner Howe
Commissioner Rheaume

1. A [18-0868](#) Approve Planning Commission Meeting Minutes of September 24, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

3. [18-0869](#) **Proposed Project:**

DESIGN REVIEW - Allow a 505-sq. ft. second-story addition and a 151-sq. ft. first-story addition on an existing 2,062 sq. ft. single-story, single-family home resulting in 2,718 sq. ft. (2,174 sq. ft. living area, 431 sq. ft. garage, and 113 sq. ft. covered portion of patio) and 48% FAR.

USE PERMIT for a 7'5" fence along the reducible front yard property line (along Margaret Ct.);

VARIANCE to allow: 9'3" setback for patio columns when 10' is required and 4'11" setback for an AC unit in the reducible front yard when 9' is required.

Location: 902 W. Cardinal Drive (198-11-036)

File #: 2018-7675

Zoning: R-0 (Low Density Residential)

Applicant/Owner: M. Designs Architects, Alpheus Jessup/ Ray and Sinead Murphy

Environmental Review:

- Design Review and Variance for Air Conditioner: Categorically Exempt Class 1(e). Class 1 (e) (1) Categorical Exemptions, Section 15301(e) include additions to existing structures resulting in no more than a 50% increase in floor area.
- Use Permit (fence) Variance (patio): Categorical Exemption Class 3 relieves this project from California Environmental Quality Act (CEQA). Class 3 Categorical Exemptions includes construction of new accessory structures (patio) including fences (CEQA Section 15303 (e)).

Project Planner: Teresa Zarrin, (408) 730-7429,
tzarrin@sunnyvale.ca.gov

Chair Howard confirmed that there were no objections to hearing this item first to

accommodate the applicant's family.

Associate Planner Teresa Zarrin presented the staff report.

Commissioner Harrison confirmed with Associate Planner Zarrin that the requested variances are solely to accommodate the existing rear yard patio, fence and air conditioner and that the applicant is not expanding any of these elements.

Vice Chair Simons confirmed with Associate Planner Zarrin that City staff has recommended a hip roof on the second story. Vice Chair Simons commented on the need to provide architectural continuity within a neighborhood and still maintain differentiating architecture. Associate Planner Zarrin provided information about the unique standing-seam metal roof and consideration given to roof form with second story additions, especially given the single-story nature of the homes in this neighborhood.

Vice Chair Simons asked staff about a change to the garage door colors to deemphasize the garage and provide more balance to the house. Associate Planner Zarrin advised that staff can consider this change.

Commissioner Weiss commented on the potential increased sturdiness of a gable roof. Associate Planner Zarrin advised that both roof types are common and that it is unlikely that one type is more sturdy. Principal Planner Caruso advised that either roof would have to meet California Building Code.

Commissioner Weiss commented that the proposed project is not adjacent to the other two story homes and that it would not be necessary to have this roof blend with those homes. Associate Planner Zarrin advised that staff's intention was to minimize the massing and the proposed project's impact on the streetscape.

Chair Howard opened the Public Hearing.

Chip Jessup, representing M Designs Architects, presented information about the proposed project.

Ray Murphy, applicant, presented information about the proposed project.

Commissioner Harrison confirmed with Mr. Jessup that if gable ends were implemented on the second story the proposed project could still accommodate at

least two solar panels and a smaller skylight. Mr. Jessup provided additional information regarding the rationale for the gable ends.

Vice Chair Simons asked the applicant about modifying the garage so that the darker color is used for the trim. Mr. Jessup stated that this would be fine and provided information about garage alternatives.

Commissioner Rheume confirmed with Mr. Jessup that the darker garage color represents the fog glass. Commissioner Rheume confirmed with Mr. Jessup that they will replace the windows.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Rheume seconded the motion for Alternative 2 – Approve the Design Review, Use Permit and Variances with modified conditions –

The applicant can choose the roof type and their choice must meet Building Code requirements.

Commissioner Howe stated an opinion that this is a great project and commented on the impact of the letters submitted by the neighbors in support of their project. Commissioner Howe commented that the applicant has done a thorough job.

Commissioner Rheume stated that he can make the findings. Commissioner Rheume commented that the project has a nice design and will be a good investment in the City. Commissioner Rheume noted that the requested variances are due to existing conditions.

Vice Chair Simons stated that he will be supporting the motion and can make the findings. Vice Chair Simons noted that a glass garage door, potentially frameless, would be a good addition to the proposed architecture. Vice Chair Simons commented on the Silicon Valley modern architecture.

Commissioner Harrison noted her appreciation of the eight-foot plate heights for both stories in conjunction with the gable ends. Commissioner Harrison commented that this will allow for higher ceilings while keeping the plate heights aligned with the neighborhood. Commissioner Harrison stated that she will be supporting the motion.

Commissioner Olevson stated that he can make the findings for the Design Review and noted that the variances should be granted because they are for legal non-conforming items.

Commissioner Weiss stated that she will be supporting the motion and noted her appreciation that the applicant will have their choice of roof type. Commissioner Weiss commented that this design will make the house special and noted that there were no problems that she could identify with the fence, air conditioner unit or patio. Commissioner Weiss stated an opinion that there would be no privacy issues for the adjacent home due to the configuration of the extension.

The motion carried by the following vote:

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

No: 0

Principal Planner Caruso stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

2. [18-0813](#) **Proposed Project: DESIGN REVIEW** to allow a Verizon wireless telecommunications facility on an existing utility pole located in the public right-of-way.
Location: In the public right-of-way on south side 1055 Dunford Way (APN 313-10-004) southwest of the intersection at Quail Avenue and Dunford Way and adjacent to the Raynor Park baseball diamond.
File #: 2018-7412
Zoning: PF (Public Facility)
Applicant / Owner: Verizon Wireless C/O The CBR Group / City of Sunnyvale
Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).
Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Associate Planner Cindy Hom presented the staff report.

Vice Chair Simons confirmed with Associate Planner Hom that the applicant would be responsible for maintenance of the proposed landscaping. Vice Chair Simons noted his concerns and asked staff about the potential for the City to manage the landscaping. Principal Planner Gerri Caruso stated that the intent of the Condition of Approval (COA) is that the applicant would be responsible for landscaping maintenance and that staff can coordinate with the appropriate City department.

Chair Howard opened the Public Hearing.

Mark Peters, representing the CBR Group and Verizon Wireless (Verizon), presented images and information about the proposed project.

Daniel Ro, representing Hammett & Edison, presented information about the proposed project.

Vice Chair Simons asked the applicant if Verizon has an artwork program for their equipment cabinets. Mr. Peters noted his uncertainty about this possibility because the proposed equipment cabinet does not have solid panels.

Commissioner Weiss commented that per the COA all facilities and related equipment must be kept in good repair. Commissioner Weiss confirmed with Mr. Peters that the phone number listed on the caution sign would be the correct way to inform Verizon of vandalism or disrepair.

Commissioner Harrison asked the applicant how the antennae will be textured. Mr. Peters advised that the antennae will be painted to match the wood grain but not textured.

Commissioner Harrison confirmed with Mr. Peters that adjacent landscaping would not impact the equipment cabinet's passive cooling system. Commissioner Harrison asked the applicant about the landscaping installation and irrigation. Mr. Peters stated that Verizon is unable to utilize existing irrigation systems but that they would hire a contractor for the installation.

Commissioner Howe asked staff if the City has the authority to dictate that the applicant install and maintain landscaping. Senior Assistant City Attorney Rebecca

Moon stated an opinion that it would be reasonable to require Verizon to install the landscaping in coordination with the City but not to maintain it since Verizon does not have a landscaping program. Commissioner Howe confirmed with Principal Planner Caruso that the COA does not include approval by a City department. Commissioner Howe confirmed with Mr. Peters that they are amenable to coordinating with the appropriate City department.

Karen Eung, Sunnyvale resident, asked about the purpose of adding the antennae, the associated technology and the availability of use by other wireless carriers. Mr. Peters provided information about the proposed project and noted that this wireless telecommunications facility could be used by another carrier in the event of calling 911 when without network connectivity. Ms. Eung noted her concern regarding potential long term health hazards for her family.

Mr. Ro presented additional information about the proposed project.

Chair Howard commented that the Federal Communications Commission (FCC) has the final authority on the safety of telecommunications facilities.

Vice Chair Simons asked staff about modifying the landscaping COA. Principal Planner Caruso stated that it could be modified to include coordination with the appropriate City department, as feasible.

Commissioner Harrison asked staff about texturing the antennae. Associate Planner Teresa Zarrin stated that this has not been done before and may not provide additional visual mitigation.

Commissioner Harrison confirmed with Principal Planner Caruso that staff would work with the applicant and the appropriate City department to determine a landscaping solution, as feasible.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternative 2 – Approve the Design Review with modified conditions –

The appropriate City department will work with the applicant to ensure that sustainable landscaping is reasonably implemented, as feasible.

Commissioner Howe stated that he can make the findings. Commissioner Howe noted that the City does not have the final authority for telecommunications facilities and that the best course of available action is to install landscaping that can be maintained by the City.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment to specify that the antennae will be painted a deep earth color, as described by the applicant. Commissioner Howe accepted the friendly amendment.

Vice Chair Simons stated that it would be disappointing if the City did not maintain the landscaping that Verizon will install, since it would be an improvement to the proposed project. Vice Chair Simons highly recommended installation of the landscaping and noted that if an art program was available that would have been a good alternative since it does not require the same level of maintenance.

FRIENDLY AMENDMENT: Commissioner Harrison offered a friendly amendment to remove the “textured” antennae requirement as outlined in the COA. Commissioner Howe and Vice Chair Simons accepted the friendly amendment.

The motion carried by the following vote:

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

No: 0

Principal Planner Caruso stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Howe asked staff to provide a study issue form if such a document exists.

Commissioner Harrison asked staff about the review process for study issues

proposed by the Planning Commission. Administrative Aide Katherine Hall provided information about the upcoming study issue process. Commissioner Harrison commented that sometimes there is a misunderstanding with the intention of proposed study issues. Administrative Aide Hall advised that staff will try and provide rough drafts of the study issue papers to the Commissioners who proposed them.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Chair Howard noted that per their pediatrician flu shots are pertinent due to the high incidence of the flu.

-Staff Comments

Principal Planner Caruso provided information about the approval of the Civic Center Modernization Master Plan and certification of the Program Environmental Impact Report (EIR), as well as the granting of the appeal for the proposed project at 1441 Norman Drive by the City Council.

Commissioner Harrison noted that the Accessory Dwelling Unit (ADU) for 1441 Norman Drive was internal and commented on the discussion by the City Council of potentially adjusting the Floor Area Ratio (FAR) when an ADU is also being considered. Commissioner Harrison proposed a study issue to amend the FAR when an ADU is being considered, as an addition or new build, so that the FAR threshold for Planning Commission review is examined. Commissioner Harrison commented that other cities use a 10% differential to increase the FAR threshold from 45% to 55%.

Chair Howard noted that he may propose a study issue to examine modifying the residential zoning code to allow for more housing.

ADJOURNMENT

Chair Howard adjourned the meeting at 8:08 PM.



City of Sunnyvale

Agenda Item 2

18-0779

Agenda Date: 10/22/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: General Plan Amendment Initiation request to study changing the General Plan designation for a portion of the site from Public Facility (P-F) to Medium Density Residential.

Location: 1050 West Remington Drive (APN: 202-26-007)

File #: 2018-7569

Zoning: P-F

Applicant / Owner: Catalyst Development Partners LLC (applicant) / Church of Christ of Sunnyvale (owner)

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

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

BACKGROUND

A study was conducted in 2007 (RTC No. 2007-0271) to consider whether to preserve properties with place of assembly uses by rezoning those properties to the Public Facility (P-F) zoning district if they met specific size, location and site specific considerations. The Zoning Code defines:

“Places of assembly-community serving” means permanent headquarters and meeting facilities for civic, social and fraternal organizations (not including lodging), political organizations and other membership organizations. This category includes religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other related operations (such as recreational camps) are classified according to their respective activities. Sunnyvale Municipal Code (SMC) Section 19.12.170

The City Council study and rezoning ordinance was adopted on September 28, 2007 with the aim of preserving locational opportunities for place of assembly uses on sites that are compatible with their neighborhood. Council approved the Planning Commission and staff recommendation and rezoned eleven residentially-zoned properties, all 1.5 acres or greater in size (including the subject property) to the Public Facilities zoning district. As part of the adoption of the Land Use and Transportation Chapter of the General Plan in 2017, the General Plan land use map designation for these sites was changed to Public Facility.

A General Plan Amendment Initiation request was submitted by the applicant earlier this year (2018-7050) requesting to change the General Plan designation of the entire site from Public Facility (P-F)

to Medium Density Residential. The Planning Commission considered the item on April 9, 2018 and voted 6-1 to recommend denying the request to initiate a General Plan Amendment (GPA) study and retain the land use designation for the subject property as Public Facilities. Twelve residents spoke against the proposed project (see Attachment 13). The applicant withdrew the application prior to the scheduled City Council hearing. The applicant has since revised the request to change the General Plan designation of half of the property to Medium Density Residential, while retaining the other half of the site, near the West Remington and Lime Drive intersection, as Public Facilities.

Refer to Attachment 7 for the rezoning study Report to Council and Attachment 8 for the rezoning ordinance.

PROCESS

General Plan Amendment Initiation (GPI) requests are heard on a quarterly basis through a recommendation from the Planning Commission and then action by the City Council. The process for considering a General Plan amendment begins with a written request from a property owner or applicant. If City Council approves the GPI, a formal application for a General Plan Amendment (GPA) can be filed by the property owner/applicant. While staff is processing the GPA application, the applicant may also file a project application and related items as applicable for concurrent processing. However, the City Council would need to approve the GPA and related rezoning before a project could be scheduled for a Planning Commission hearing.

Staff received a second GPI request from the applicant on July 18, 2018 requesting to change the General Plan designation for a portion of the corner lot (at Remington and Lime) from Public Facility (P-F) to Medium Density Residential (RMED) that would allow residential development at a maximum of 24 dwelling units per acre. The applicant indicates that the site is 1.41 acres; however, the City and County records suggest the site is 1.61 acres. For purposes of discussion about the GPI, the applicant has submitted a site plan that shows conceptually how 16 three-story townhomes could be designed at a density of 24 dwelling units per acre (if the site is 1.41 acres). Half of the site (0.71 acres) is proposed for residential use and other half (0.71 acres) is proposed to be retained for Public Facilities uses. Refer to Attachment 2 for the applicant's letter and Attachment 3 for the conceptual site plan. Attachment 12 is a letter from the applicant's engineer concluding that the property acreage is approximately 1.41 acres. An engineering survey was not completed.

The City Council is scheduled to consider this item on November 13, 2018.

EXISTING POLICY

The General Plan is the primary policy plan that guides the physical development of the City. When used together with a larger body of City Council policies, it provides direction for decision-making on City services and resources. The recently adopted Land Use and Transportation Chapter within the General Plan created an integrated set of policies to guide land use, development, and transportation choices with a horizon year of 2035.

COMMUNITY VISION CHAPTER

Goal I. Long-Range Planning- To engage in long-range physical, fiscal and economic development planning so as to create and sustain an outstanding quality of life in a community with appropriate balances between jobs and residences, development and supporting infrastructure, and the demand for services and the fiscal ability to provide them.

LAND USE AND TRANSPORTATION CHAPTER

Goal LT-1: Coordinated Regional and Local Planning- Protect the quality of life, the natural environment, and property investment, preserve home rule, secure fair share of funding, and provide leadership in the region.

POLICY LT-1.3: Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

Goal LT-7: Diverse Housing Opportunities- Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community

POLICY LT-7.3: Encourage the development of housing options with the goal that the majority of housing is owner-occupied.

Goal LT-11: Supportive Economic Development Environment- Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal, and land use constraints.

POLICY LT-11.2: Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.

Goal LT-14: Special and Unique Land Uses to Create a Diverse and Complete Community- Provide land use and design guidance so that special and unique areas and land uses can fulfill their distinctive purposes and provide a diverse and complete community fabric.

POLICY LT-14.9: Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions, schools, hospitals, large medical clinics) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure they do not have a negative effect on the surrounding area.

POLICY LT-14.11: Maintain and promote conveniently located public and quasi-public uses and services that enhance neighborhood cohesiveness and provide social and recreational opportunities.

ENVIRONMENTAL REVIEW

The decision to initiate a General Plan Amendment study does not require environmental review under the California Environmental Quality Act (CEQA) because the mere initiation of a study does not constitute a project under CEQA pursuant to CEQA Guidelines Section 15378 (a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. If initiated, the proposed GPA and associated Rezoning (RZ) would be subject to the provisions of CEQA.

DISCUSSION

The applicant's request is to amend the General Plan designation for the east half of the site from Public Facilities to Medium Density Residential and retain the other half (street corner side) as Public Facilities (refer to Attachments 2 and 3). The City Council may approve a General Plan Amendment upon finding that the amendment, as proposed, changed, or modified is deemed to be in the public interest.

The subject site is bounded by West Remington Avenue to the north, Lime Drive to the west and Rockefeller Drive to the south and currently operates as a religious use. It is immediately bordered to the east by the Parkwood Apartments, an 80-unit multi-family residential complex. The surrounding land uses are summarized in Table 1 below:

Direction	Existing Uses	Zoning	General Plan Designation
North (across Remington)	Single-Family houses	R-0	Low Density Residential (RLO)
North (across Remington)	Sunnyvale Middle School	P-F	Public Facilities (PF)
South (across Rockefeller)	De Anza Park & Stratford School	P-F	Public Facilities (PF)
West (across Lime)	Single-Family houses	R-1	Low Density Residential (RLO)
East (adjacent)	Multi-Family housing	R-3	Medium Density Residential (RMED)

The applicant considers medium density residential as the best use of the property because the proposed density and use would be consistent with properties to the east in the same block. The project would have limited traffic impact, while also generating additional housing for the City. Refer to Attachment 2 for the applicant's GPI request letter.

The applicant has indicated a desire to pursue a residential development at R-3 density, which will allow up to 24 dwelling units per acre. A conceptual project proposal was submitted with the GPI application to illustrate the request (Attachment 3).

Property Size

The applicant estimated the subject property as 1.41 acres in size; however, City and County records suggest it is 1.61 acres. A review of the site dimensions in the Assessor's parcel map and the letter from the applicant's engineer (Attachment 11) suggests that the site is approximately 1.41 acres, which is less than the 2007 1.5-acre threshold used in qualifying residentially zoned sites to be rezoned to P-F. The letter is an opinion and not a final surveyor's calculation of lot area.

Proposed Split to Residential and Public Facilities

The applicant requests to change the General Plan Designation for the eastern half portion of the property, located adjacent to a multi-family development into Medium Density Residential. The conversion would allow 16 to 19 dwelling units on the site, while still preserving the other half of the site (0.71 to 0.80 acres) for Public Facilities uses. The proposal promotes the City's General Plan Policy of encouraging a diversity of residential development in Sunnyvale and preserving Public Facilities within a residential zoning district.

Maintaining the corner site for a community-serving place of assembly would be a compatible use with the surrounding residential neighborhood. The applicant's conceptual site plan shows a 6,000-square foot two-story building with on-site surface parking.

The Public Facilities (P-F) zoning district has no minimum requirement for the lot size and width, and no maximum requirements for Floor Area Ratio and number of stories. Nevertheless, P-F zoned lots should meet the building height, setbacks and lot coverage standards for the most restrictive abutting zoning district.

The General Plan currently designates the entire site as Public Facilities which provides for public and quasi-public services such as parks, schools, places of assembly, child-care facilities, civic facilities, and public works facilities. Public facility uses are crucial to the education, recreation, and operation of the community. The General Plan identifies preserving adequate land area for these spaces as a high priority and states that a change of a public facility designation to another nonpublic designation should only be considered when adequate facilities or resources are available to serve the community. A Complete Community is referenced in the Community Vision Chapter of the General Plan as a place to live, work, and play; it is further described in the Citywide Vision Goals:

A complete community provides its residents not only employment opportunities to realize income, but also leisure activities to stimulate the mind, body and spirit.

Currently, there are 22 Public-Facilities designated sites owned by religious institutes in residential neighborhoods in Sunnyvale with a total of 60.8-acres. Thirteen of these sites exceed 1.5 acres.

The subject property is located between low density and medium density zoning districts that comprise a residential neighborhood. While the existing religious use may no longer be feasible in this location, it does not preclude other assembly uses such as another church, community serving use or a child care facility to be on the property. The City has conducted several studies in past years and confirmed the need for adequate sites for Place of Assembly uses and has determined that they are desirable and compatible uses with residential neighborhoods.

Child care and pre-school uses are also appropriate uses in the P-F zone (see Attachment 10 for list of uses permitted, conditionally permitted or not permitted in the P-F zoning district), and within the past year, staff has received preliminary review and formal applications for child care and pre-school facilities on sites less compatible for that use, such as on El Camino Real, in the middle of a single-family residential area, and near industrial uses. There is clearly an interest in the community for more child care facilities, and the subject site could be a well-located site for that use. A child care/pre-school use requires a Use Permit to operate in the P-F zoning district.

Guidelines for Commercial Child Care Centers

The City has also undertaken number of steps to encourage and promote child care facilities in Sunnyvale including amending various sections of the SMC in 2015. The Guidelines for Commercial Child Care Centers, which were also adopted by the City Council in 2015, identify the Public Facilities district as the most compatible areas for child care since it is reserved for the use and occupancy of educational buildings and facilities and other uses compatible with the public character of the district (Attachment 9). In addition, as noted earlier, there are specific General Plan policies that support the preservation and continuation of the public and quasi-public uses on this site.

Residential Options to Consider

Based on the existing land use patterns and General Plan goals and policies, there are several GPI study options, including studying conversion of a portion or the entire site to medium density residential (an R-3 zoning designation) as initially proposed by the applicant, or study alternatives

such as low-density designations (R-0 & R-1 zoning) or a low-medium density residential designation (R-1.7/PD, R-1.5 and R-2 zoning), or maintaining the Public Facilities zoning designation for the entire site.

The following densities and number of dwelling units would be allowed for each Low, Low Medium, and Medium residential zoning designation for a half of the site, as requested by the applicant, and the entire site. The range of units reflects the two different numbers for lot size (1.41 acres and 1.61 acres).

Zoning District	Max. Units/Acre	Units Allowed (for half of the site)	Units Allowed (for entire site)
R-0 (low density)	7	5	10-11
R-1 (low density)	7	5	10-11
R-1.5 (low-medium)	10	7-8	14-16
R-1.7/PD (low-medium)	14	11-13	23-26
R-2 (low-medium)	12	8-9	17-19
R-3 (medium)	24	17-19	34-38

Medium Density Residential

Townhomes, apartments, and condominiums are typical within the Medium Density Residential General Plan designation. Medium density neighborhoods and developments are appropriate along arterials and residential collector streets, and may also be located near industrial or commercial areas. The subject site is bordered on the east by properties with Residential Medium Density (see Attachment 5 and 6).

If the site is found suitable for residential use, the R-3 zoning designation can be considered with a potential of 17-19 dwelling units (depending on the actual size of the property).

Low-Medium Density Residential

The Low-Medium density is also a reasonable transition between the Medium density residential on the east and the Low density residential area to the north and west. There are three zoning districts under the Low-medium density residential general plan designation: R-1.5, R-1.7/PD, and R-2. The Low-Medium Residential General Plan designation supports small lot single-family, duplex, and smaller multi-family neighborhoods, designed around parks or schools, and located along neighborhood streets or residential collector streets. The R-2 district is often thought of as a duplex district but can also result in small lot single-family homes, and lower density townhouse developments.

Low Density Residential

This designation primarily preserves existing single-family neighborhoods designed around parks or schools and located along neighborhood streets or residential collector streets. The corresponding zoning districts are R-0 and R-1. The areas north and west of the subject site have the Low Density Residential General Plan designation and are zoned R-0 and R-1, respectfully.

FISCAL IMPACT

There are no fiscal impacts associated with initiating a General Plan Amendment study. All fees and costs for the development processing, related special studies and CEQA analysis would be covered by the applicant.

PUBLIC CONTACT**Notice of Public Hearing**

- Published in the Sun newspaper
- Posted on the site
- 260 notices mailed to property owners and residents within 300 feet of the project site

See Attachment 1 for a map of the vicinity and mailing area.

Staff Report

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

Public Contact: Staff has not received any correspondence or phone call from neighbors at the time of writing of this report.

ALTERNATIVES

Recommend to City Council:

1. Initiate the GPA study to analyze changing the land use designation for a half of the site from Public Facilities to Medium Density Residential and retaining the other half as Public Facilities, as requested by the applicant.
2. Initiate the GPA study to analyze changing the land use designation for a half of the site from Public Facilities to a range of Low Density to Low-Medium Density Residential and retaining the other half as Public Facilities.
3. Initiate the GPA study to analyze changing the land use designation for the entire site from Public Facilities to Medium Density Residential
4. Initiate the GPA study to analyze changing the land use designation for the entire site from Public Facilities to a range of Low Density to Low-Medium Density Residential.
5. Deny request to initiate a General Plan Amendment (GPA) study and retain the land use designation for the subject property as Public Facilities.

STAFF RECOMMENDATION

Recommend to City Council, Alternative 1: Initiate the GPA study to analyze changing the land use designation for a half of the site from Public Facilities to Medium Density Residential and retaining the other half as Public Facilities, as requested by the applicant.

Conversion of half of the site to residential use and retention of the other half for Public Facilities use provides a reasonable balance between the goals of addressing the City's need for additional

housing and retaining an appropriately located, developable sized lot for community serving uses. The City has policies supporting both residential uses and Places of Assembly uses in the community, recent City studies as well as follow up rezoning and General Plan designation actions demonstrate the City's strong commitment to community-serving uses like churches and child care centers in residential areas.

Prepared by: Aastha Vashist, Associate Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. *Not used, reserved for Report to City Council*
2. Applicant's GPI request Letter
3. Applicant's Conceptual Site Plan
4. Vicinity and Noticing Map
5. General Plan Map of site and vicinity
6. Zoning Map of site and vicinity
7. Report to City Council - September 11, 2007
8. Ordinance 2846-07 dated September 28, 2007
9. Guidelines for Commercial Child Care Centers adopted August 2015
10. Use Table for PF zoning district
11. Existing Religious Institute sites in Residential neighborhoods
12. MacKay & Soms (Engineers), Acreage Review dated March 26, 2018
13. Excerpt of Planning Commission Hearing minutes- April 9, 2018
14. Site Survey dated October 2018

ATTACHMENT 1

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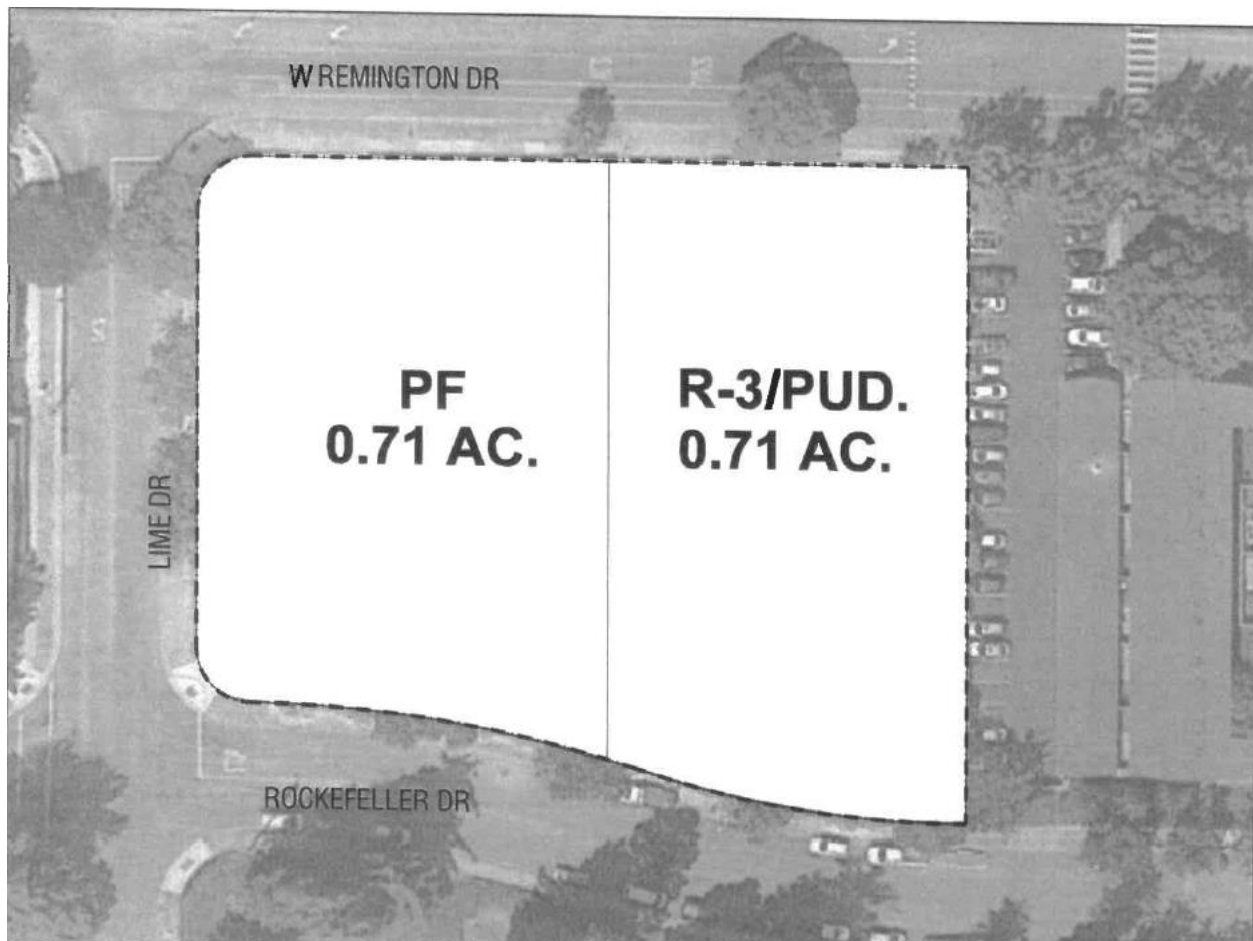
Project Description

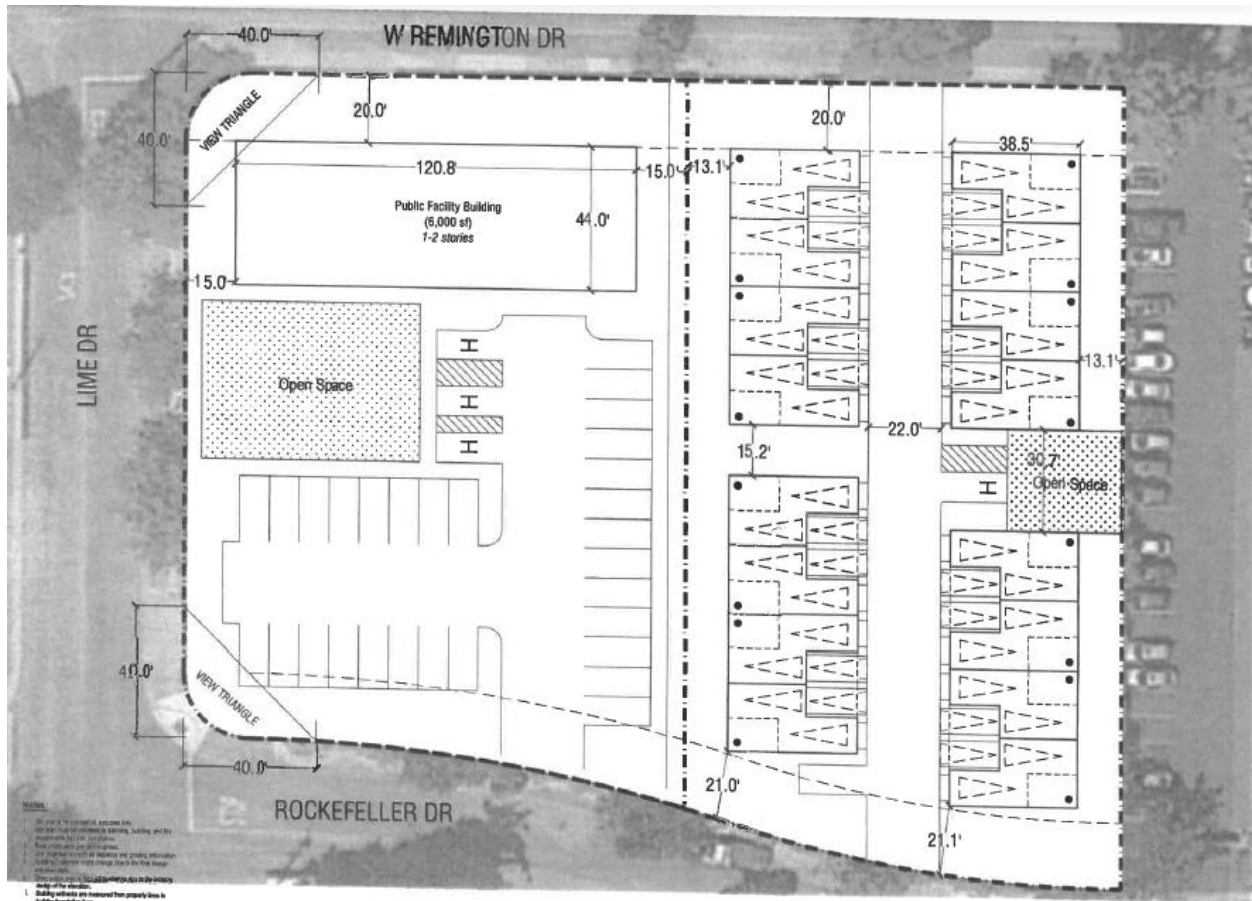
Location

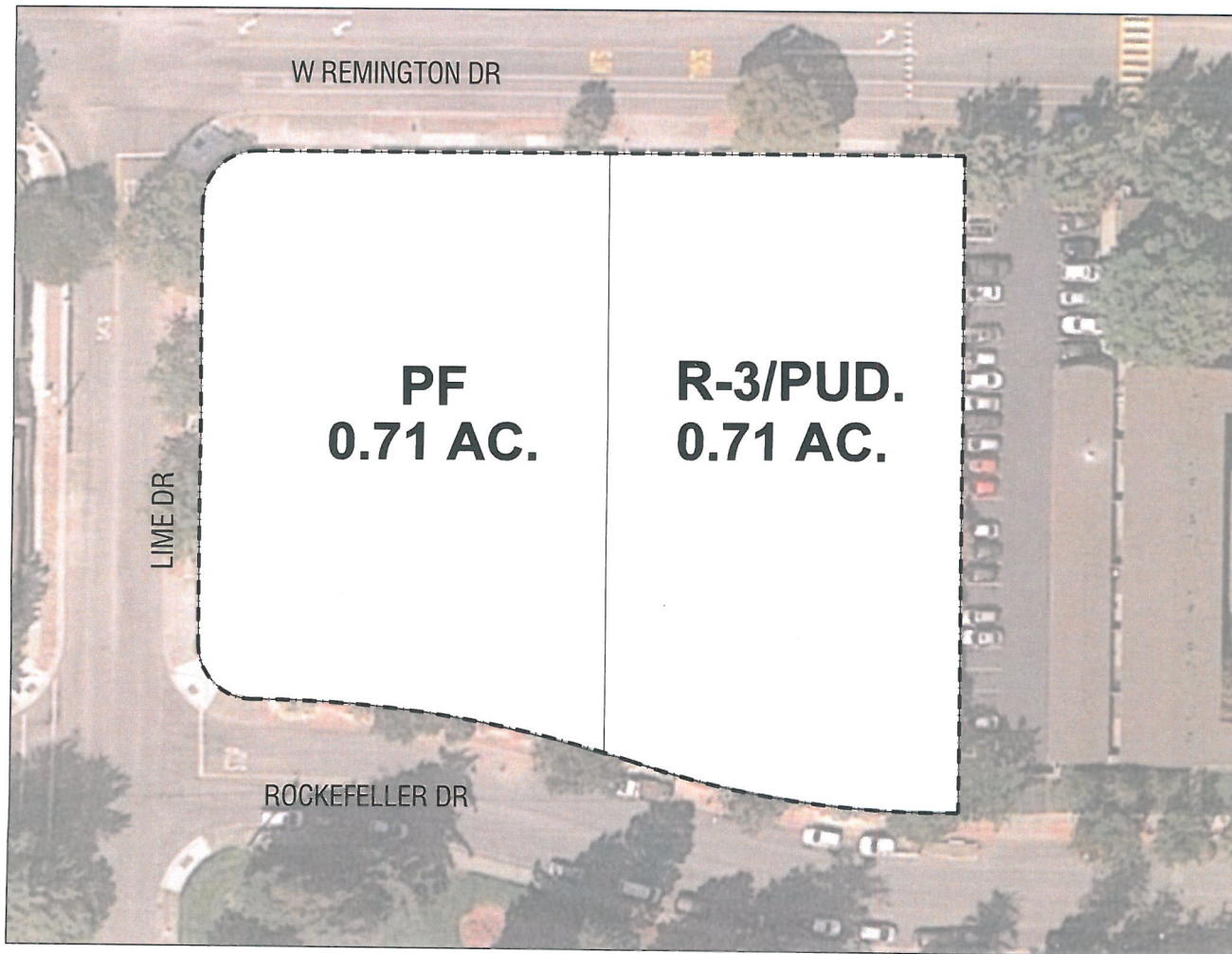
The project site is located at 1050 W. Remington Drive in Sunnyvale, CA. The parcel is 1.42 acres currently zoned Public Facility. Currently, there is a vacant church on the property. The property is abutted by SFR to the West, Medium Density Residential to the East and a Park to the South.

The Project

Request to change the site designation from Public Facility to 50% Public Facility and 50% Medium Density Residential – R3/PD. The western half of the site will feature a 5,000 sf Public Facility Building, Open Space, and parking. The eastern half of the site will yield approximately 16 residential town homes.







Proposed Zone Division:

Public Facility (PF)	<u>+ 0.71 ac</u>
Multi-Family District R-3	<u>+ 0.71 ac.</u>

Notes:

1. Site plan is for conceptual purposes only.
2. Civil engineer to verify all setbacks, property lines, and grading information.
3. Unit count and density may change due to final verification of property lines and the city planning & building codes including maximum building coverage, open space requirements, and parking.
4. Building Footprints might change due to the final architectural design.
5. On-site dumpster required if proposed site plan contains a dead end alley more than 50 ft in length.



CATALYST
DEVELOPMENT
PARTNERS

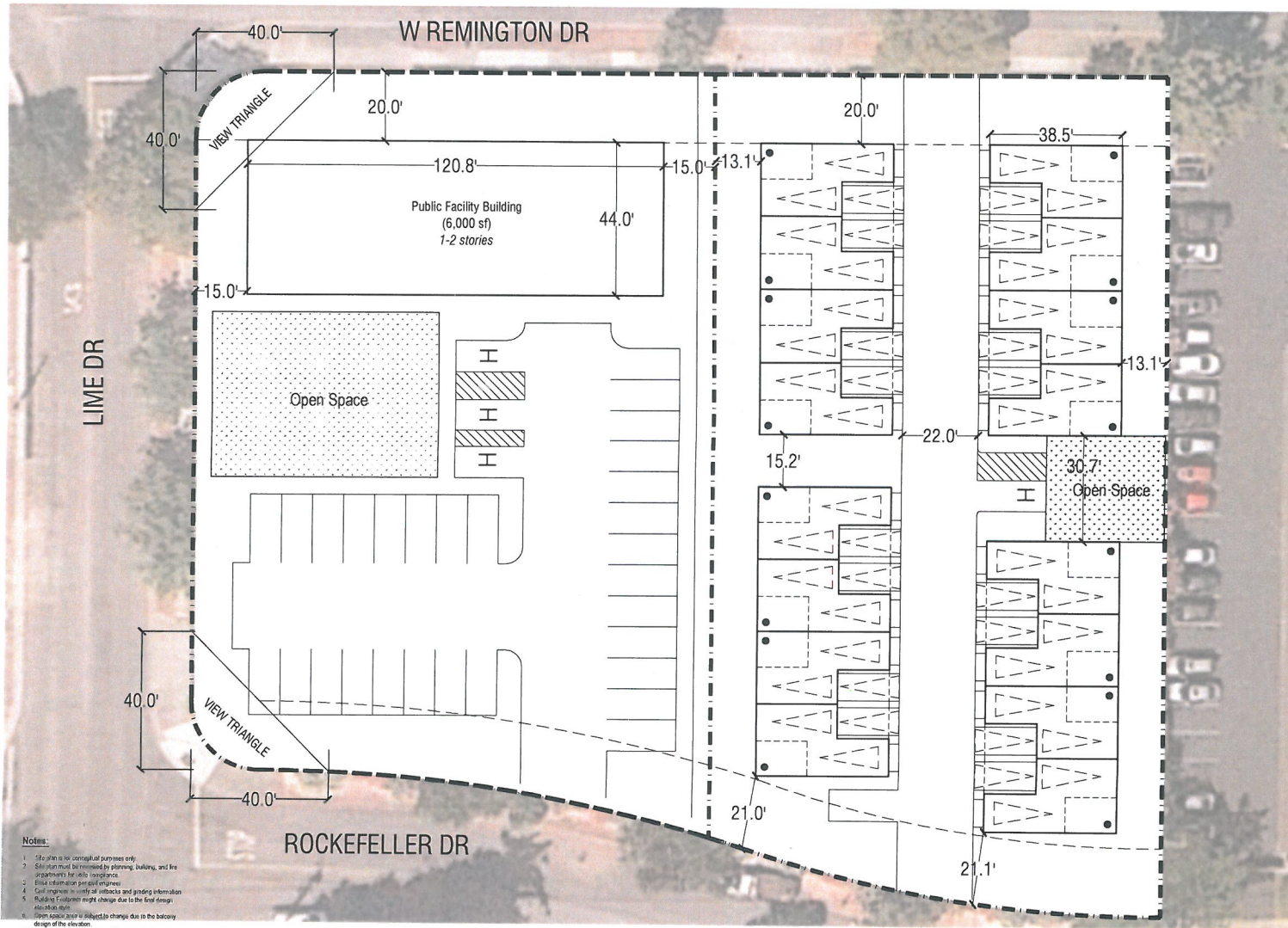
PROPOSED ZONING DISTRICT
1050 W. REMINGTON DR

Sunnyvale, CA

For illustrative Purpose Only

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Zoning Summary

Existing Zoning: PF
Proposed Zoning: PF and R3
Building Setbacks: Front Yard: 20'
Side Yard: 5' + 3' for each additional story
Rear Yard: 20'

Max. Building Height: 35' and 3 Stories
Max. Lot Coverage: 40%

Project Summary

Total Site Area: ± 1.43 ac

PUBLIC FACILITY (PF Zone):

Total Site Area: ± 0.71 ac
Total Building Area: 6,000 sf
First Floor (5,300 sf) | Second Floor (700 sf)

Parking

Required Parking: 25 stalls (4 spaces/ 1000 sf)
Proposed Parking: 29 stalls

RESIDENTIAL DISTRICT (R3 Zone):

Total Site Area: ± 0.71 ac
Total Units: 16 du
3 Story TH | ± 1,400 - 1,600 sf | 2-3 bdrm | 2.5 b.
Density: 22.5 du/ac

Parking:

Required Parking: 40 stalls
Residential Garages: 32 stalls (2 stalls / unit)
Guest Stalls: 8 stalls
(3 Bdrm Units = 0.5 unassigned spaces per unit = 8 stalls)
Proposed Parking: 50 stalls
Residential Garages: 32 stalls (2 stalls / unit)
Guest Parking: 18 stalls
Driveway: 1 stall/ unit
Head-In Guest Parking: 2 stalls

Open Space:

Required Landscaped Area: 425 sf / unit
Provided: TBD
Required Usable Open Space: 6,400 sf (400 sf / unit)
Provided: TBD
Total Private: TBD
Total Common: TBD

CONCEPTUAL SITE PLAN 1050 W. REMINGTON DR SUNNYVALE, CA

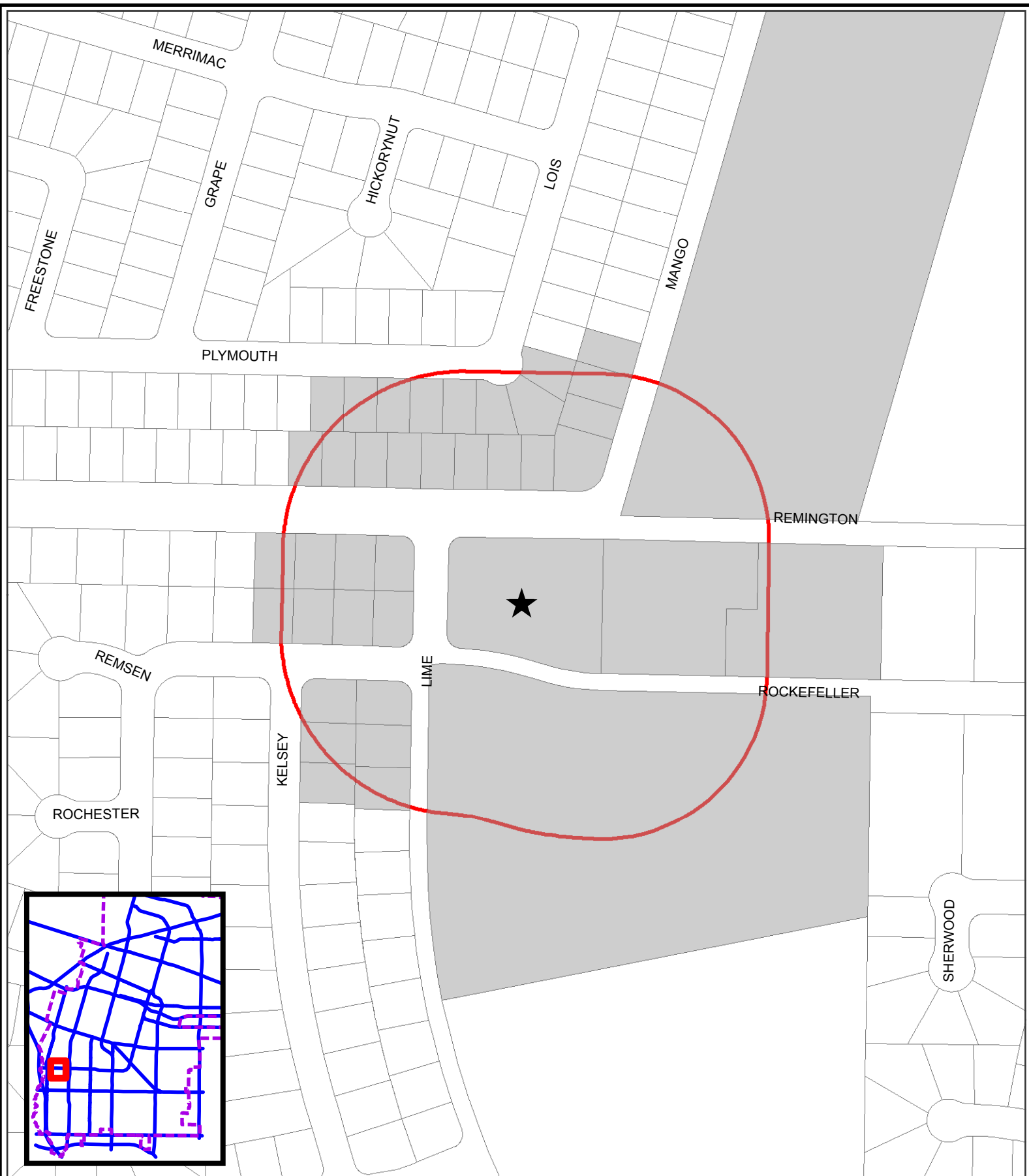
CATALYST
DEVELOPMENT
PARTNERS

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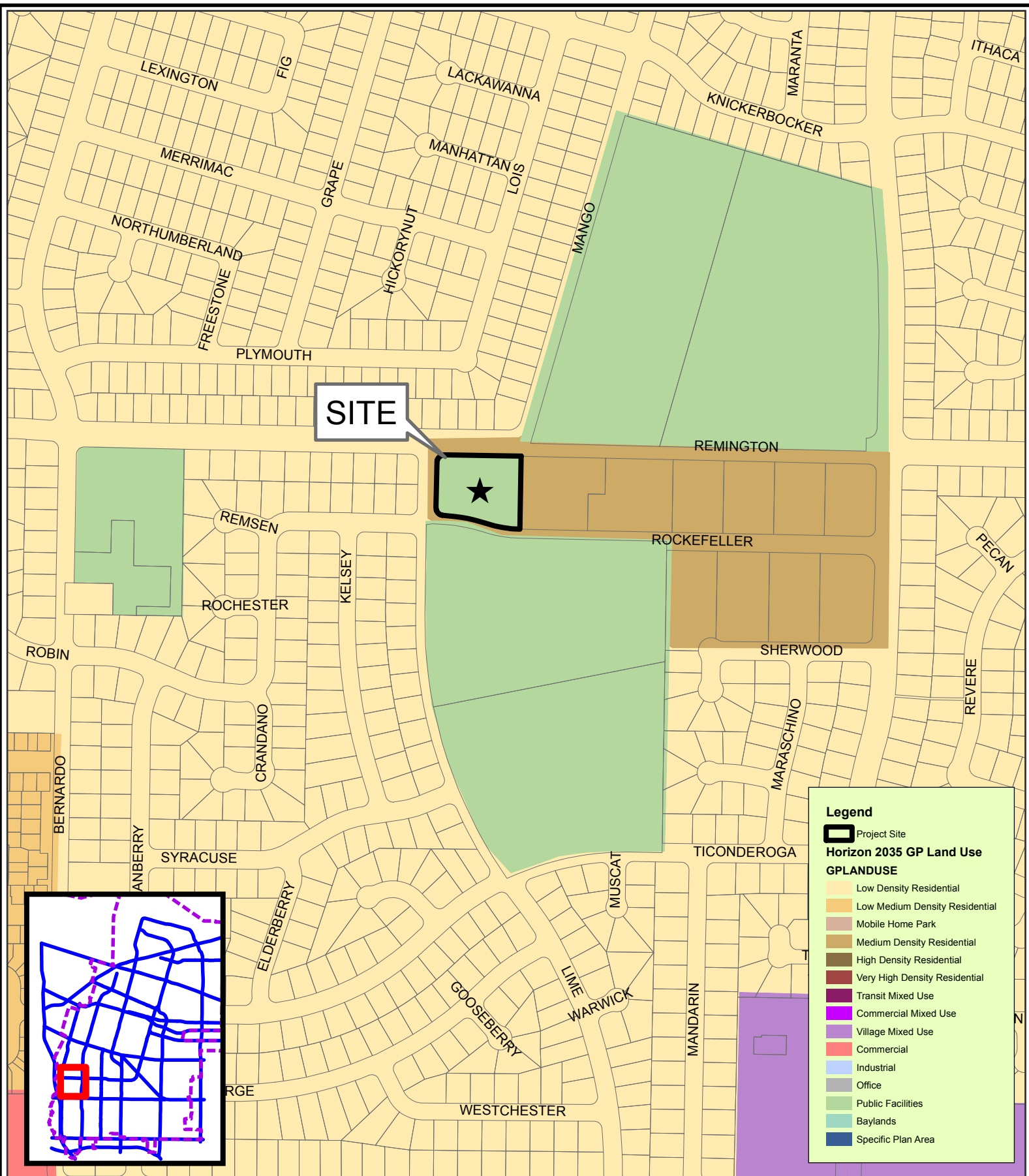
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2018-7569
 1050 W. Remington Dr. (APN: 202-26-007)
 General Plan Amendment Initiation
 300-ft Area Map

0 75 150 300 Feet

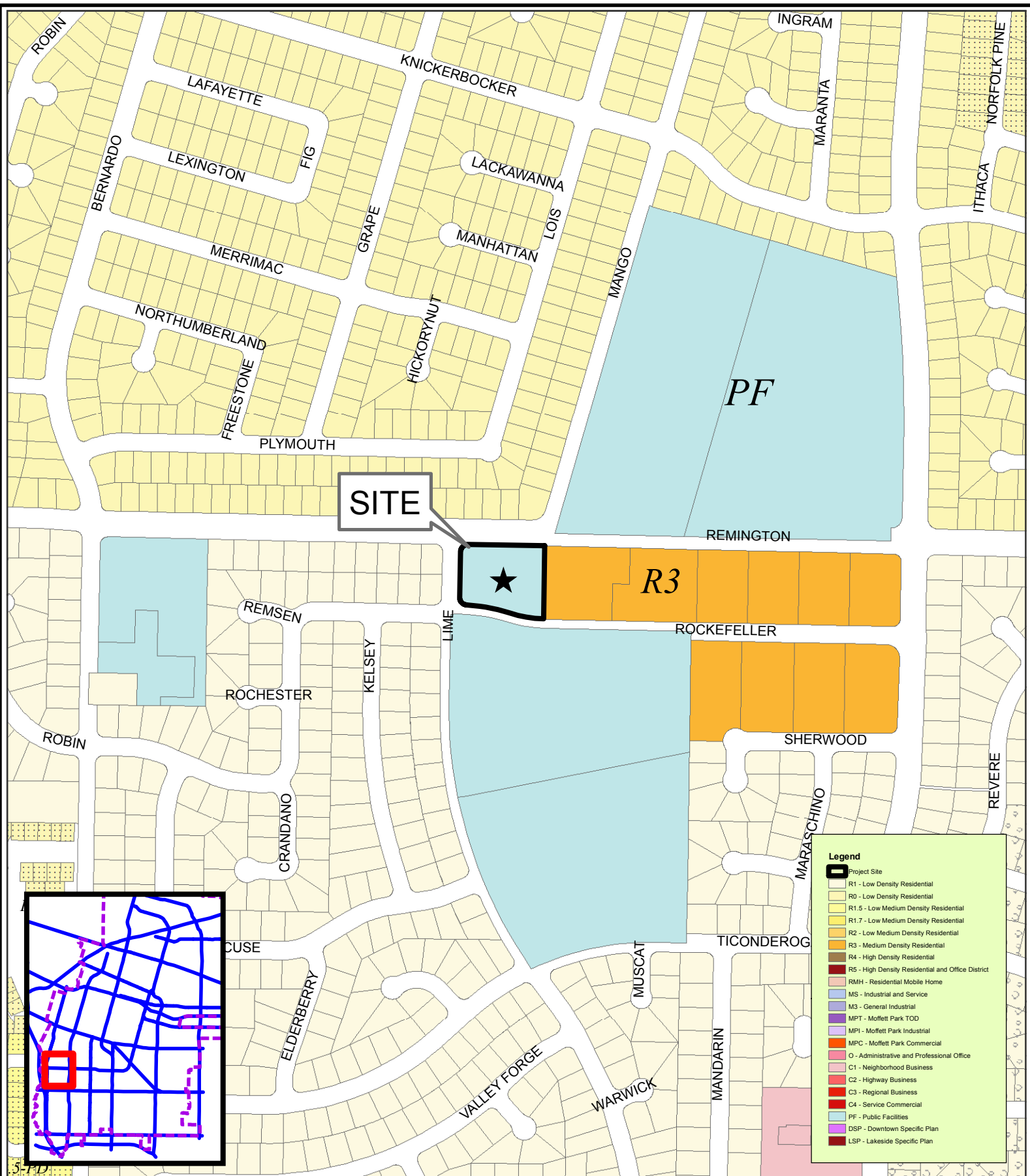




2018-7569
 1050 W Remington Dr (APN: 202-26-007)
 General Plan Land Use

0 90 180 360 Feet





2018-7569
 1050 W Remington Dr (APN: 202-26-007)
 General Plan Initiation
 Zoning Map

0 90 180 360 Feet



**Council Meeting: September 11, 2007**

SUBJECT: 2006-0271 Rezoning Study for Existing Places of Assembly Sites on Residentially Zoned Properties to the Public Facility Zoning District (Study Issue)

REPORT IN BRIEF

The study is an outgrowth of the City Council adoption of the Places of Assembly in Industrial and Commercial Zoning Districts approved in March 2006. The 2006 Study (RTC 06-074) determined that existing Places of Assembly in Residential Zoning district should be protected and preserved through the rezoning of those properties to the Public Facility (PF) Zoning District. The 2006 study noted the possible loss of places of assembly uses in residential neighborhoods through conversion to residential development. The 2006 study also created new zoning requirements for these uses attempting to locate within the City's Industrial Zoning Districts. This study aims to preserve property currently occupied by Places of Assembly uses through rezoning to the Public Facility zoning district based on certain appropriate criteria discussed in this report.

Staff has researched the issue and recommends properties be rezoned to PF based on size, location and noted site specific considerations. Prior to Planning Commission review, staff recommended the rezoning of 6 properties that were over 2.2 acres in size (excluding the ITR Zoned property at 42-460 Persian Drive).

On August 27, 2007, the Planning Commission reviewed the study and voted unanimously to reduce the minimum area for rezoning to 1.5 acres. A total of 11 sites would be included in this rezoning. The ITR zoned site at 420-460 Persian Drive was excluded as originally recommended by staff. Staff has modified their recommendation to include these 11 properties (as identified in Attachment D).

BACKGROUND

On March 22, 2006, the City Council (RTC 06-074) adopted modifications to the Sunnyvale Municipal Code that included revised definitions and use tables, as well as specific policies for locating assembly and recreation related uses. On October 24, 2006, the City Council (RTC 06-333) initiated the rezoning of specific *industrial* properties to a new Places of Assembly (POA) Combining

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District (Attachment #F). This follow-up study, examines the possible rezoning of existing “community serving” places of assembly in *residential* areas to the Public Facility (PF) Zoning District.

In 2003, a 3.01-acre site at Iowa Ave and Mary Avenue was redeveloped from a religious place of assembly to 34 housing units. Currently pending is an application for a 4.4-acre site (occupied by a religious place of assembly) at W. Fremont Avenue and Pome Avenue for approximately 43 housing units.

The property located at 805-822 W. Fremont Avenue (corner of Fremont Ave and Pome Avenue) was removed from consideration from this study upon direction by City Council at the meeting of March 22, 2006. (Attachment H includes City Council Minutes).

As noted in the previous study, changing the zoning on properties currently used as places of assembly would help protect those uses as they would be less likely to be converted to residential uses. This report completes the rezoning study requested by Council in 2006.

EXISTING POLICY

General Plan

Land Use and Transportation Element

GOAL N1 Preserve and enhance the quality character of Sunnyvale’s industrial, commercial and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.

Policy N1.1 Protect the integrity of the City’s neighborhoods; whether residential, industrial or commercial.

Action Statement N1.1.1 Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

Policy N1.14 Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.

Action Statement N1.14.3 Encourage multiple uses of some facilities (e.g. religious institutions, schools, social organizations, day care) within the capacity of the land and the roadway system.

Action Statement N1.14.5 Maintain and promote convenient community centers and services that enhance neighborhood

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cohesiveness and provide social and recreational opportunities.

Legislative Management Element

Policy 7.3B.3 Prepare and update ordinances to reflect current community issues and concerns in compliance with State and Federal laws.

Action Statement 7.3B.3b Consider changes to ordinances to reflect changes in community standards and State and Federal laws.

Zoning Code

Title 19 of the City of Sunnyvale's Municipal Code includes the Residential Zoning and Public Facility development standards (see Attachment B for the existing Zoning Code use tables).

LEGAL ISSUES**Religious Institutions Land Use and Institutionalized Persons Act (RILUPA)**

The Federal Religious Land Use and Institutionalized Persons Act (RLUIPA), passed in 2000, prohibits zoning and landmarking laws that: *(1) treat churches or other religious assemblies or institutions on less than equal terms with nonreligious institutions; (2) discriminate against any assemblies or institutions on the basis of religion or religious denomination; (3) totally exclude religious assemblies from a jurisdiction; or (4) unreasonably limit religious assemblies, institutions, or structures within a jurisdiction.*

The study does not examine modifications to the Code related to permitting requirements for Place of Assembly or changes specific to religious facilities. Currently, religious uses are considered "Places of Assembly – Community Serving" and are not treated differently than non-religious uses with similar impacts.

AB 2292 – Residential Densities

Assembly Bill 2292, adopted in 2002, prohibits a city or a county from reducing, requiring, or permitting the reduction of a parcel's residential density to a lower residential density that is below the density used to determine compliance with the housing element, unless the city or county makes written findings supported by substantial evidence that:

- The reduction is consistent with the general plan, including the housing element.
- The remaining sites identified in the housing element are adequate to accommodate the community's regional share of housing needs.

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The study considers reducing the development capability of certain residentially zoned properties by rezoning them to the Public Facilities Zoning District. The City's Housing and Community Revitalization Sub-Element sets goals and expected growth opportunities in the City of Sunnyvale. Existing properties that are occupied by assembly uses on residential property were not factored in as potential locations for housing growth. Therefore, staff finds that the proposed rezoning would not affect housing goals previously set forth in the Housing Element. However, locations within the City's ITR area were noted as potential locations for new housing. Two sites identified within this study contain this designation. If rezoned to the Public Facilities zoning district, the required Findings above would need to be made.

DISCUSSION

The intent of the study to rezone certain specified residential property to Public Facilities Zoning District was originally identified in the Places of Assembly (POA) study from 2005 (adopted in 2006). The strategy was identified as a way to preserve assembly uses at appropriate locations where they already had been established. Rezoning particular sites would preserve these assembly uses in appropriate areas while limiting the possibility for conversion to residential development. The rezoning would help ensure that these sites are available for place of assembly type uses in the future and discourage relocating to less compatible areas of the city.

The original POA study generally prevented places of assembly to be located within the City's industrial zoned property. A new zoning district designation was created and applied to certain industrially zoned property. Through this Place of Assembly (POA) combining district, places of assembly could be considered on a case by case basis in limited industrial areas. This rezoning study aims to preserve locational opportunities for places of assembly uses on sites that are more compatible with their neighborhood and reduce pressure to relocate in commercial and industrial areas.

Places of Assembly can include a variety of uses. The Municipal Code defines Places of Assembly as either "business serving" or "community serving." The intent of the original study was to also consider recreational and education uses which contain similar characteristics to assembly uses. The follow-up study, as directed by Council, was intended to examine "community serving – places of assembly" and the possibility for rezoning. Attachments C, D & E include all type of places of assembly in residential zoning districts, including recreational/educational uses. When identifying these uses in the residential neighborhoods, it was discovered that a majority of the uses were religious facilities, which are considered "community serving – places of assembly." To a lesser degree, recreational/educational uses and community organizations

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such as the Fairbrae Swim & Racquet Club and Salvation Army are also located on residential zoned property. In some cases, educational uses are found on these sites as a secondary use to a religious facility. In other situations, schools are the principal use of the site.

Each of these assembly uses provides a valuable resource to the community; however; this study was intended to only examine sites occupied by places of assembly that are community serving. A definition for this type of assembly from the City's Municipal Code has been provided below:

S.M.C. 19.12.170 *“Places of assembly—community serving” means permanent headquarters and meeting facilities for civic, social and fraternal organizations (not including lodging), political organizations and other membership organizations. This category includes religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other related operations (such as recreational camps) are classified according to their respective activities.*

It should also be noted that some of these facilities principally defined as “community serving-places of assembly” may also include a combination of uses that are educational and recreational in nature.

Survey of Existing Conditions: Staff completed a more specific evaluation process as part of this rezoning study. The evaluation classified sites in terms of size, location, current zoning and potential for redevelopment.

A map of the places of assembly on residentially zoned property is located in Attachment C. The map demonstrates that these uses are located throughout residential neighborhoods within the City. Some are located on major arterials and others are centrally located along smaller collector streets.

The sizes of the properties designated in Attachment C vary considerably. A listing of the properties is included in Attachment D. The potential number of housing units that could be built on the sites differs for each site partly due to overall size of the property but also due to the current zoning. The designated zoning districts also vary from low density (R-0 or R-1) to high density (R-4). Based on the zoning district, the allowable densities for these sites can range from 1 unit per 8,000 square feet to 1 unit per 1,200 square feet. The last column in Attachment D indicates the maximum number of units that could be developed on each site, which vary from 1 unit to 114 units. In general, the

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larger properties have a higher development potential. A large site coupled with an R-4 zoning designation can be redeveloped with the most units. A Council policy requires that new development to be built to 75 percent of the maximum allowable density. Other site specific layout constraints and the need to meet Zoning standards for parking, landscaping, useable open space, etc. could further influence the development capability.

When evaluating the sites, the preservation value for an assembly use should be balanced with the potential contribution to the City's housing supply.

Effect of Rezone

Rezoning would preserve assembly uses and existing land use patterns. Rezoning to the Public Facilities zoning district would lessen opportunities for residential development.

The PF zoning district would allow additional places of assembly type uses (See Permitted Use table in Attachment B). Development standards for the PF zoning district such as lot coverage, floor area ratio, setbacks, and height require conformance to the most restrictive zoning district abutting the property. There is currently no minimum lot area requirement for the PF Zoning District; however, the smallest parcel zoned PF, not adjacent to another PF zoned property is approximately 1.2 acres. This site is occupied by a fire station. The smallest property currently zoned PF, occupied by a place of assembly (religious facility), is approximately 2.2 acres.

Sign Code

The Municipal Code (Section 19.44) contains specific requirements for the approval of new signs on properties. The sign ordinance acknowledges the differences between residential and non-residential neighborhoods through separate allowances and restrictions. To protect the integrity of residential neighborhoods, properties that are zoned residential are more restricted in terms of allowable signage. In summary, non-residential uses (such as places of assembly) in residential zoning districts are currently allowed half the allowable signage in terms of area, height and copy. As a result of rezoning to the Public Facilities Zoning District, the allowable sign area for these properties would increase and match similar assembly uses already currently zoned Public Facilities.

Site Characteristics & Rezone Options

There are a number of options or criteria when considering the rezoning of specific properties to Public Facilities Zoning District. Staff has provided various considerations when evaluating the inventory of sites. Attachment E includes a table with possible criteria to consider when evaluating the

Public Facilities Rezoning Study

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possibility of rezoning these properties. Based on those site characteristics, staff has provided the following options or criteria to consider for rezoning:

According to Size

Staff examined certain factors when determining a specific square footage threshold for evaluating the possibility of rezoning sites to Public Facilities. First, staff examined the sites that were utilized for these uses on residentially zoned property. Staff finds that smaller properties are less suitable for long term usage by places of assembly and could be better integrated within a neighborhood through residential conversion. Staff notes a natural break of assembly uses occurs at 30,000 square feet. An option for rezoning could be to target certain properties over 30,000 square feet. This would result in the rezoning of approximately 20 properties. Alternatively, the City could establish a 1-acre threshold which would result in the rezoning of 18 properties. A 2.2-acre minimum level could be established for rezoning which would affect 7 properties. This threshold could be considered appropriate as the smallest PF zoned existing property that contains a place of assembly is 2.2 acres in size. Many of these existing properties are combined with an adjacent parcel to create a larger site. Attachment H includes maps of the residentially zoned sites under consideration according to size and location.

According to Location*Arterial or centrally located*

Another option for rezoning that should be examined is the appropriateness of the specific location. Currently, places of assembly are located throughout residential neighborhoods, including along arterials and collector streets in the middle of single family neighborhoods. When evaluating possibilities for rezoning according to location, it may be appropriate to consider certain long term land use constraints and impacts that are sometimes associated with places of assembly. Assembly uses can often have unique peak periods of operation and activity. When place of assembly uses are located centrally within a neighborhood, the impacts associated with spill-over parking and traffic and general on-site operations can disrupt a larger residential area. A strategy for rezoning could be to remove these centrally located sites from consideration and eventually convert them to residential development. The spillover impacts can be better absorbed along major streets. Assembly uses may be more appropriate along the edges of residential neighborhoods, similar to other transitional uses, where impacts to residential neighborhoods are lessened. Sites located on major arterials may be more appropriate to preserve through the Public Facility rezoning.

ITR Zoned Sites

It is also important to note other long term land-use objectives of the site that have already been established on a property and its surrounding area. For

Public Facilities Rezoning Study

September 11, 2007

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example, two of the sites are currently located within the ITR (Industrial to Residential) combining district. These properties have already been strategically planned for conversion to high density residential uses as approved in the Futures Study in the early 1990's. These sites have high development potential due to their relative size and R-4 Zoning designation. Certain surrounding industrial properties have been recently converted to medium and high density residential uses. Due to this existing objective for the site, it may be desirable to retain the site for possible future residential development. As noted in the "Legal Issues" section of this report, certain findings are required to be made by state law if these sites are included in the rezoning. The potential loss of these sites for future housing could affect the established housing objectives set forth in the City's Housing and Community Revitalization Sub-Element.

According to # of Potential Dwelling Units

A third option for preserving the sites for places of assembly would be to rezone those sites based on the potential number of housing units. As identified earlier in the report, the number of residential units varies based on the size and allowable density of the existing zoning district. Smaller sites with less development potential may be better suited for eventual integration into a neighborhood through residential redevelopment. If a threshold of 10 or more units is set for possible rezoning, a total of 16 properties would be considered. If the threshold is set for 20 or more units, the pool of properties to be rezoned is 9 properties.

ENVIRONMENTAL REVIEW

A Negative Declaration was prepared for the prior Study Issue efforts and remains in compliance with the California Environmental Quality Act provisions and City Guidelines. The initial study determined that the proposed project would not create any significant environmental impacts (see Attachment I, Initial Study).

FISCAL IMPACT

A number of uses may be considered and allowed within the Public Facilities Zoning District. If the use of a current property is exempt, the rezoning will not change the assessed value of the property. The rezoning will likely enable the site to remain tax exempt. Residential properties have a higher value per square foot and rezoning to a lower intensity zoning district could, in the long term, affect property values. There is no fiscal impact as a result of the study as the current use of the property is not affected.

Public Facilities Rezoning Study

September 11, 2007

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PUBLIC CONTACT

Public notices for this project and the environmental document were distributed to all properties affected by the rezoning. Noticing included posting of the Planning Commission agenda on the City's official notice bulletin board, posting of the agenda and report on the City's web site, advertising in the Sun newspaper and availability of the report in the Sunnyvale Library and the City Clerk's office. A courtesy notice was also sent to the Chamber of Commerce.

Planning Commission Study Session

A Planning Commission study session was held on Monday, July 9th. The Commission noted an interest in setting a size threshold of 30,000 square feet. Also noted was an interest in including the two ITR zoned properties with places of assembly in the proposed rezoning. The Commission noted that in addition to properties located on arterials, those sites visible from a freeway or major arterial could also be included for possible rezoning.

Planning Commission Public Hearing

The Planning Commission public hearing took place on August 27, 2007. No members of the public spoke at the hearing. The Commission voted to reduce the minimum lot size for rezoning from 2.2 acres to 1.5 acres. The Commission had some questions regarding the recommended 2.2 acre threshold and the omission of the site along Persian Drive. The recommended 1.5 acre threshold would expand the pool of sites to be rezoned from 6 to 11 properties. The draft minutes of the Planning Commission hearing have been included as Attachment J of this report.

ALTERNATIVES*Rezoning:*

1. Introduce an ordinance to rezone properties based primarily on property size
 - a. greater than 1.5 acres, except for properties zoned ITR (total of 11 properties)
 - b. greater than 2.2 acres, except for properties zoned ITR (total of six properties)
 - c. greater than 1.5. acres (total of 12 properties)
 - d. greater than 2.2. acres (total of seven properties)
 - e. greater than 1 acre (total of 18 properties)
 - f. greater than 30,000 s.f. (total of 20 properties)
2. Introduce an ordinance to rezone properties based primarily on location
 - a. on a major street (total of eight properties)
 - b. on any street (total of up to 34 properties)

Public Facilities Rezoning Study

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3. Introduce an ordinance to rezone properties based primarily on residential redevelopment potential
 - a. 20 or more residential units (total of nine properties)
 - b. 11 or more residential units (total of 16 properties)
4. Introduce an ordinance to rezone properties as deemed appropriate.
5. Do not rezone any properties.

RECOMMENDATION

Staff recommends Council rezone the properties described in Alternative 1a in accordance with the Planning Commission recommendation. The original staff recommendation prior to Planning Commission consideration is included in Alternative 1b.

Staff is recommending rezoning all property greater than 1.5 acres in size with the exception of the ITR zoned property. The property located in the City's ITR area (420-460 Persian Drive) should remain under its current zoning. Staff has modified the original recommendation to reflect the Planning Commission action to add more properties in the PF zoning district. Given the general concern expressed by the community of providing an adequate number of sites for places of assembly, staff finds this to be a reasonable approach for long-term preservation of place of assembly sites.

A total of 11 properties would be rezoned under this recommendation. This recommendation would include 11 of the 12 largest properties noted in Attachment D. The property located on Persian Drive is not included in staff's recommendation for rezoning. Two of the five additional sites recommended by the Planning Commission were noted as being "along major streets and not mid-neighborhood," as noted In Attachment E. Although, not determined to meet this criteria, the three other locations are either located along major collector streets or are adjacent to PF Zoned land.

Staff finds that retaining the larger properties in the City's inventory of residentially zoned sites will preserve adequate locations for assembly uses. Staff has found that communities vary in terms of how much land is utilized by place of assembly uses, and no data has been found to determine what is considered an ideal allocation for such uses.

Originally, the Planning Commission expressed a desire to include more sites, as noted from the Planning Commission Study Session. Staff finds that these smaller properties should remain as potential opportunities for redevelopment. Staff also notes that these properties are not characteristic of the City's current inventory of PF Zoned parcels occupied by places of assembly. Through rezoning 11 properties to the Public Facilities Zoning District, staff finds that

Public Facilities Rezoning Study

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the goal of preserving locations for “Community Serving – Places of Assembly” is met. Existing residentially zoned property can continue to be used as places of assembly and new assembly uses can be considered; however, staff finds that an adequate supply for infill residential development should remain within these locations. Furthermore, staff finds that for the reasons stated in the report, ITR locations should remain as opportunities for new residential development and aide the City’s housing goals. The recommended parcels are located along or near major streets and are appropriate locations for current and future assembly uses.

Reviewed by:

Hanson Hom, Director, Community Development Department

Reviewed by: Trudi Ryan, Planning Officer

Prepared by: Ryan Kuchenig, Principal Planner

Approved by:

Amy Chan

City Manager

Attachments

- A. Negative Declaration
- B. Zoning District Use Tables (PF & Residential Zoning Districts)
- C. Map of Places of Assembly on Recreationally Zoned Property in Sunnyvale
- D. Data Table of Places of Assembly Uses on Residentially Zoned Property
- E. Matrix of Rezoning Criteria
- F. Map of (POA) Combining District Sites
- G. Ordinance (including maps of staff recommended sites for rezoning)
- H. Maps of Sites Based on Evaluated Criteria for Size and Location
- I. Minutes from March 22, 2006 City Council Meeting
- J. Draft Minutes from the August 27, 2007 Planning Commission Meeting

ORDINANCE NO. 2846-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN RESIDENTIALLY-ZONED PROPERTIES, LOCATED AT 1025 THE DALLES AVENUE, 1112 S. BERNARDO AVENUE, 771 W. FREMONT AVENUE, 445 S. MARY AVENUE, 653 W. FREMONT AVENUE, 583 E. FREMONT AVENUE, 709 LAKEWOOD DRIVE, 1575 ALBATROSS AVENUE, 455 E. MAUDE AVENUE, 1050 W. REMINGTON, AND 1250 SANDIA AVENUE, TO THE PUBLIC FACILITY ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended in order to include certain properties greater than 1.5 acres within the PF (PUBLIC FACILITY) ZONING DISTRICT, which properties are presently located at and zoned as follows:

<u>Location</u>	<u>Zoning District</u>
1025 The Dalles Avenue	R-1 (Low Density Residential)
1112 S. Bernardo Avenue	R-1 (Low Density Residential)
771 W. Fremont Avenue	R-1 (Low Density Residential)
445 S. Mary Avenue	R-3 (Medium Density Residential)
653 W. Fremont Avenue	R-0/R-1 (Low Density Residential)
583 E. Fremont Avenue	R-2 (Low-Medium Density Residential)
709 Lakewood Drive	R-0 (Low-Density Residential)
1575 Albatross Avenue	R-2/PD (Low-Medium Density Residential/Planned Development)
455 E. Maude Avenue	R-3 (Medium Density Residential)
1050 W. Remington	R-3 (Medium Density Residential)
1251 Sandia Avenue	R-0/PD (Low-Density Residential/Planned Development)

The locations of the above properties are set forth on the scale drawing(s) attached as Exhibit "A." The property located 420-460 Persian zoned ITR (Industrial to Residential) is excluded.

SECTION 2. CEQA-NEGATIVE DECLARATION. The City Council hereby determines that the Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The Director of Community Development may file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

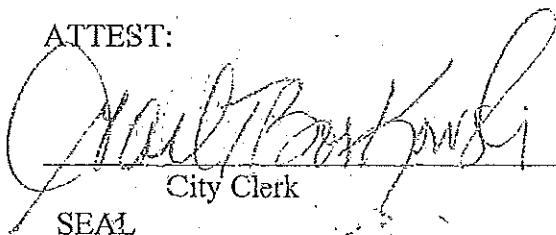
SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on September 11, 2007, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on September 28, 2007, by the following vote:

AYES: MOYLAN, HOWE, SPITALERI, LEE, SWEGLES, CHU, HAMILTON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

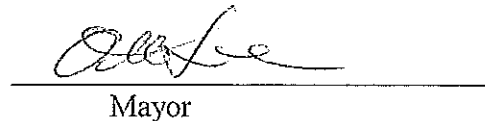
ATTEST:



City Clerk

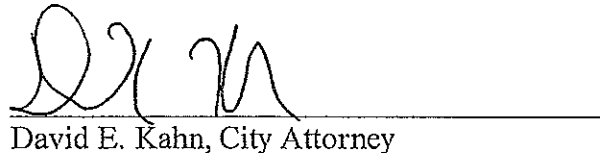
SEAL

APPROVED:

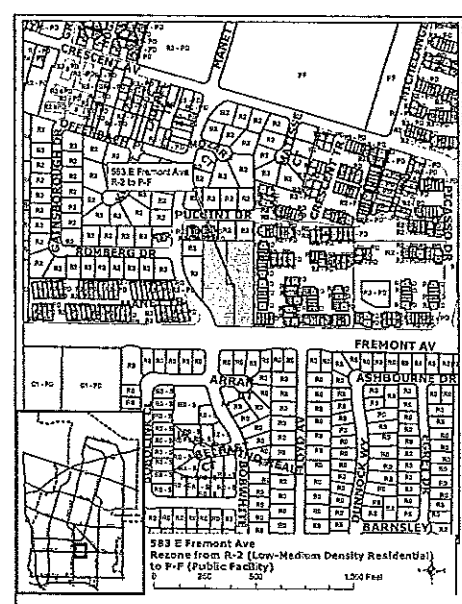
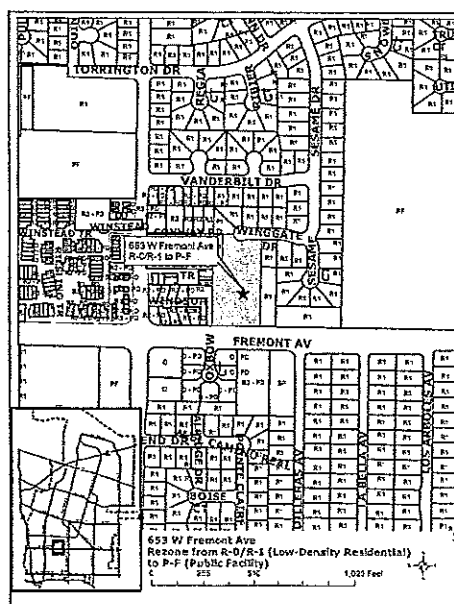
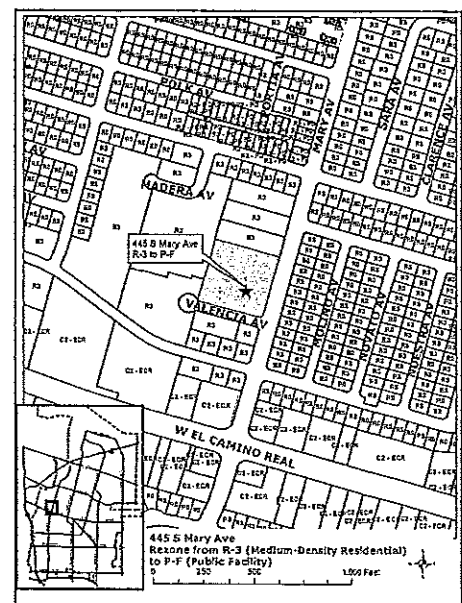
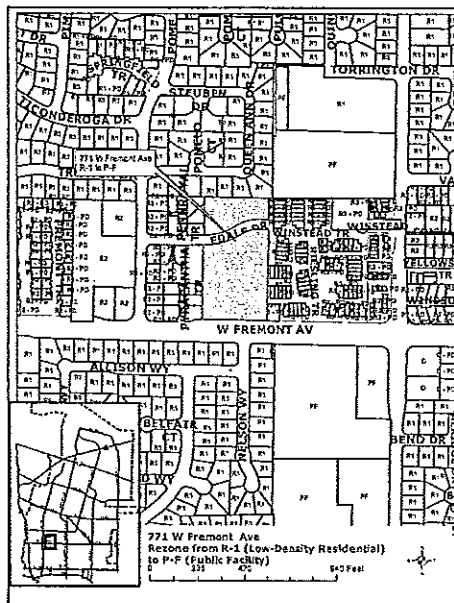
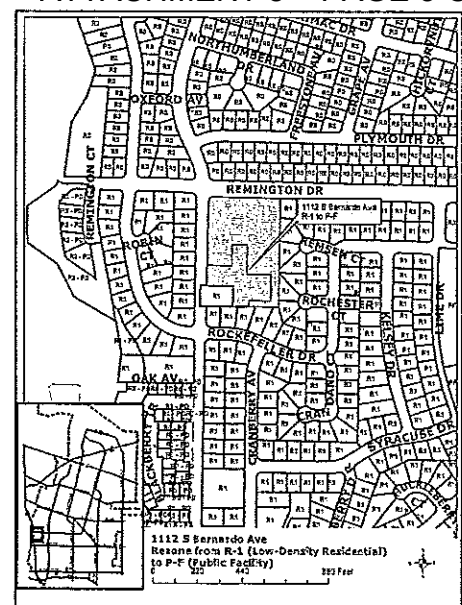
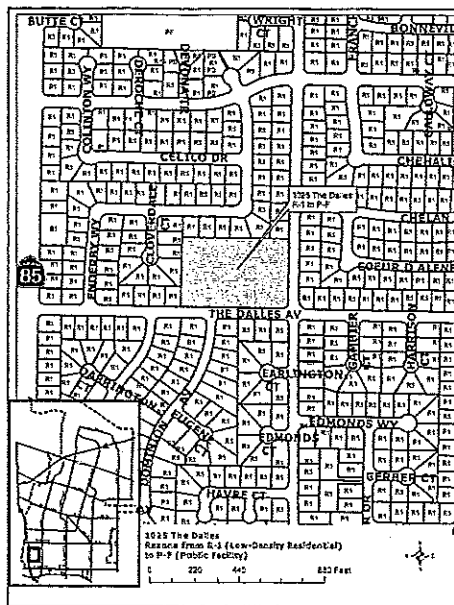


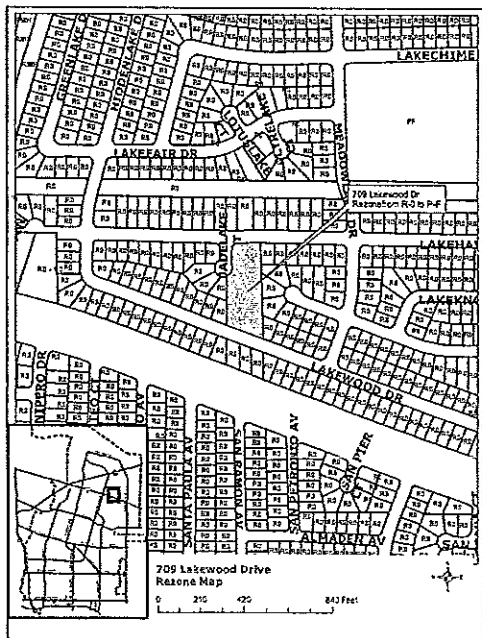
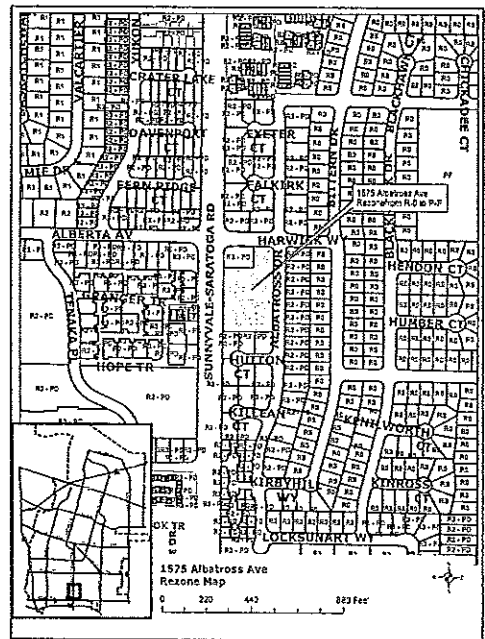
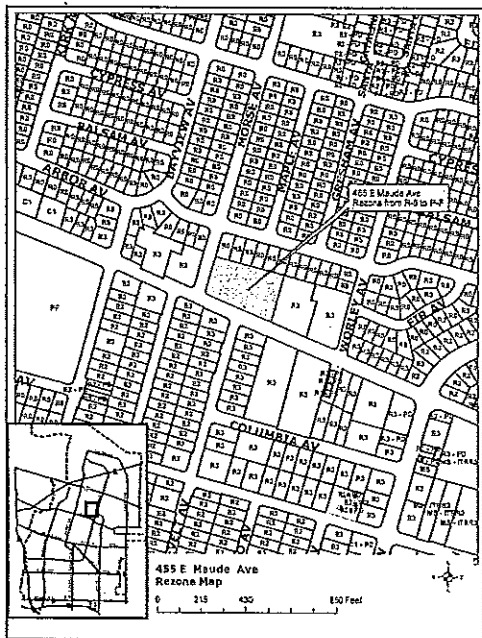
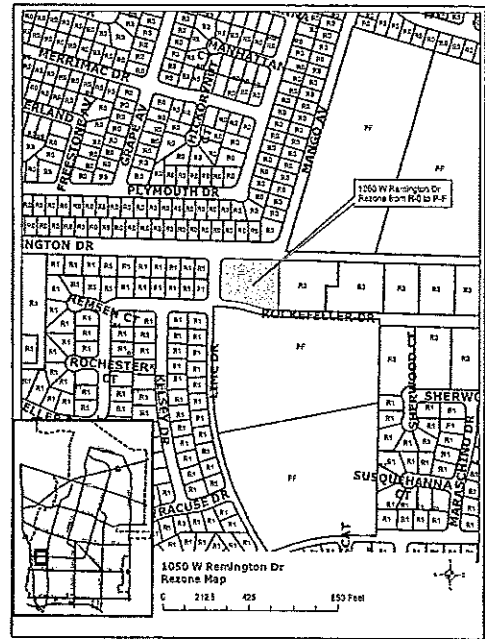
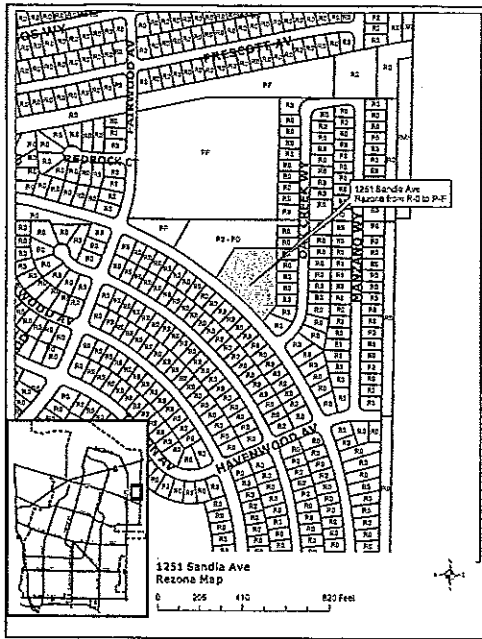
Mayor

APPROVED AS TO FORM AND LEGALITY:



David E. Kahn, City Attorney







Guidelines for Commercial Child Care Centers in Sunnyvale

The City supports establishing quality child care programs by appropriate regulations to protect health and safety and encouraging and involving industry in providing child care to their employees. Child care centers are desirable on sites that are able to adequately accommodate the requirements of parking, on-site circulation, setbacks and outdoor activity space. A successful child care center normally begins with early discussions with Planning, Building, the Department of Public Safety and the Sunnyvale Youth and Family Resources Office.

The following guidelines are intended as a reference point and designed to address citywide issues and should not be construed as the only requirements for each individual site. Proposals are reviewed on a case-by-case basis to account for the unique circumstances of each property and proposal. When a child care center is subject to California State licensing standards which are more restrictive than the guidelines listed below, the State licensing standards shall govern.

LOCATION GUIDELINES

The location of the child care center is critical to a child's safety, well-being and quality of care.

Residential Areas

Child care centers differ from family care facilities in that a child care facility is a commercial use where no one lives in the dwelling where the use occurs. An important factor to consider when locating within a residentially-zoned area is to ensure this commercial component is compatible with the surrounding residential uses. Operators must be attentive to not only the needs of the child care center, but also to the adjacent neighborhood.

1. New child care centers should be located on larger residential lots (9,000 sf or more) to adequately accommodate requirements for parking, site circulation and outdoor activity space.
2. Child care centers can be located in residential areas on major collector and arterial streets.
3. Child care centers should consider locating on corner lots at street intersections.
4. Child care centers should not be located on residential streets with limited accessibility, such as those that terminate in a cul-de-sac, in order to prevent traffic congestion within the neighborhood.

Commercial Areas

Commercially-zoned areas can include many different types of uses, some of which may not be compatible with the presence of many children. Examples include auto repair uses,



businesses with high turnover of cars entering and leaving the facility, the use of chemicals or processes that could endanger children, and adult businesses. Also, finding appropriate locations for outdoor play areas that do not conflict with surrounding uses can be difficult.

El Camino Real Corridor (ECR/C-2 Zoning District)

Given the character of land uses along El Camino Real, and the fact that it is a major retail and mixed-use corridor, there are limited opportunities for child care center uses.

1. Child care centers should not be located on stand-alone properties inside nodes, as defined in the Precise Plan for El Camino Real.
2. Child care centers should not be located within close proximity to adult businesses, auto repair uses and hazardous material sites.
3. Child care centers located in shopping centers must avoid parking and circulation issues. Also, outdoor activity space must be located in a manner that does not disrupt the flow of vehicular and pedestrian traffic, nor the use of other businesses on site.

General Commercial (C-1, C-2, and C-4) and Administrative and Professional Office (O) Zoning Districts

Properties zoned C-1 are interspersed throughout the residentially zoned areas in the City and are typically located at the crossroads of a neighborhood. Given the neighborhood context of these sites, C-1 zoned properties may be more conducive to a child care center, provided these sites meet site safety, outdoor activity space, and parking and circulation requirements. There are a few C-2 zoned properties located in the area north of Central Expressway that are adjacent to residentially zoned properties. These C-2 sites may also be appropriate for a child care center use from a location and use compatibility standpoint.

1. Child care centers are not encouraged within strip malls and multi-tenant shopping centers in order to avoid parking, circulation and outdoor activity space conflicts. Satellite building or end-unit units that can isolate from other tenants are more appropriate.

Public Facility Areas

This district comprises the most compatible areas for child care, as it is reserved for the use and occupancy of educational buildings and facilities and other uses compatible with the public character of the district. New child care centers are highly encouraged on existing school sites in this district.

Industrial Areas



Child care centers are allowed in industrial areas only as business-sponsored facilities (where the facility is for the exclusive use of on-site employees.)

1. Business-sponsored child care centers should be located at least 50 feet from an adjacent property to lessen the potential for adjacent businesses affecting children on-site.
2. Child care centers are best located in corporate office areas where no on-site hazardous materials are used.
3. Child care centers should be located more than 500 feet from any automobile service stations.
4. Child care centers should not be located adjacent to a business that uses, sells or stores significant amounts of hazardous materials or creates high noise levels or fumes.

Specific Plans

Regulations and guidelines for child care centers in the following areas are addressed in the specific plan document for that area:

Downtown

A Special Development Permit (SDP) is required for a commercial child care center in the Downtown Specific Plan area. Refer to the use tables in the Zoning Code to determine which downtown blocks allow child care centers.

Lakeside

A SDP or MPP is required for a child care center in the Lakeside Specific Plan Area. Refer to the Lakeside Specific Plan for additional information.

Lawrence Station

A SDP is required for a commercial child care center in the Lawrence Station Area Plan area.

Moffett Park

Only business-sponsored child care centers are allowed within the Moffett Park Specific Plan subdistricts. Refer to the use table in the Zoning Code for additional information.

Peery Park

Refer to the Peery Park Specific Plan to determine where commercial and business-sponsored child care centers may be considered with a Use Permit.



GENERAL GUIDELINES

1. Site Considerations

a. Parking

1. All new child care centers are required to provide parking in accordance with Chapter 19.46 of the Sunnyvale Zoning Code, which requires 1 parking space per employee during maximum shift and 1 parking space for every 4 children.
2. Child care centers should provide adequate short-term parking to accommodate pick-up and drop-off areas which are not located in the public right-of-way.
3. The location of parking for the child care center should be easily identifiable and separated from any parking required for other uses in the surrounding area in order to reduce parking conflicts.
4. Separate lanes designated for ingress and egress of vehicular traffic should be considered in parking areas to minimize negative impacts on parking lot flow.
5. Parking areas should, to the extent possible, provide accommodation for the disabled.
6. Residential sites should provide designated long-term parking areas for employees and short-term parking areas for pick-up and drop-off.

b. Pick-up/Drop-off Areas and Circulation

1. A pick-up/drop-off area should be established in close proximity to the entrance to the child care center to ensure that children are not placed at risk.
2. To the extent possible, there should be accommodation for the disabled to park in this area.
3. Adequate area for pick-up/drop-off should be provided so that off-site traffic flow is not negatively impacted by on-street stacking or stopping. Sufficient turn-around areas should be provided so that traffic associated with the child care center does not back up onto public roadways.
4. Access to pick-up/drop-off areas should be easily identifiable and located so as not to negatively impact or interfere with on-site traffic circulation. Adequate area should be provided to absorb on-site queuing requirements during peak hour traffic to minimize any negative impacts to on-site circulation.
5. For multi-tenant sites, pick-up/drop-off areas should be separated from other tenant parking to reduce parking conflicts.

c. Site Design

1. All new child care centers are required to conform to the setback requirements of the zoning district designated for the site.



2. The site of the child care center should allow for the safe arrival and departure of children.
3. The site should be a defensible space with a secure perimeter and controlled access.

d. Outdoor Activity Space

1. Outdoor activity space for a child care center is regulated by and subject to the California State Licensing requirements and should meet the standards established by Title 22 of the California Code Regulations.
2. The outdoor activity space should be secured and designed in a way that minimizes noise impacts on adjoining and surrounding properties.
3. The outdoor activity space should be located in an area with ease of access from inside the child care center.
4. The outdoor activity space should be secured and enclosed with a minimum 6 foot fence for child security. A 6-foot wood or masonry fence is required along the boundaries with residential uses.
5. In residential areas, the outdoor activity space should be located to maintain the residential character (typically behind the building).
6. In commercial areas, the location of the outdoor activity space in the front of the building may be considered, provided the area is secure, and the use is compatible with the commercial character of the neighborhood.

2. Environmental and Operational Considerations

- a. Child care center providers are strongly encouraged to review and practice the "Good Neighbor Tips for Child Care Providers Operating in Residential Neighborhoods" in all locations. These tips can be found at ChildCare.inSunnyvale.com. The child care center should not be located near noise sources such as major highways, busy street intersections, railroad lines or airport flight paths without mitigation. If proximity to high levels of noise is unavoidable, an acoustical analysis may be required and acoustical measures may be necessary.
- b. As a general rule, the child care center should be located in areas where the noise or sound level does not exceed sixty dBA during daytime.
- c. Child care centers at locations adjacent to residential developments should be designed to minimize noise impacts on residents.
- d. Child care centers located adjacent to residential uses may be conditioned to typically operate from 6:00 a.m. to 7:00 p.m., Monday through Friday. Outdoor play hours for child care centers immediately adjacent to residential uses are limited to 8:00 a.m. to 6:00 p.m. Proposals for operations outside of these hours may be considered on a case-by-case basis.
- e. An air quality analysis may be required for proposals adjacent to major highways, busy street intersections and industrial areas.

TABLE 19.24.030

**Permitted, Conditionally Permitted and
Prohibited Uses in Office and Public Facilities Zoning Districts**

In the table, the letters and symbols are defined as follows:

P = Permitted use

UP = Use permitted required

MPP = Miscellaneous plan permit required

N = Not permitted, prohibited

OFFICE AND PUBLIC FACILITIES ZONING DISTRICTS	O	P-F
<i>1. Office/Care Facilities</i>		
A. Administrative, professional, medical, and research and development offices	P	UP
B. Medical clinics	MPP	UP
C. Financial institutions such as banks and savings and loan associations	MPP	N
D. Hospitals	N	UP
E. Rest homes and convalescent hospitals	UP	UP
<i>2. Public Facilities</i>		
A. Buildings and facilities used by government agencies for government purposes	UP	P
B. Buildings and facilities used by federal, state or local government agencies (except city of Sunnyvale), for nongovernmental purposes	UP	UP
C. Public service buildings and accessory uses	UP	UP
D. Public utility buildings and service facilities	UP	UP
<i>3. Personal Service</i>		
A. Child care centers with occupancy of 30 or fewer children	MPP	MPP
B. Child care centers with occupancy of 31 or more children	UP	UP
<i>4. Education, Recreation and Places of Assembly</i>		
A. Education – Recreation and Enrichment	N	UP
B. Education – Primary and High School	N	UP
C. Education – Institution of Higher Learning	UP	UP
D. Recreational and Athletic Facilities	N	UP
E. Places of Assembly – Business Serving	UP	UP
F. Places of Assembly – Community Serving	UP	UP
G. Cardrooms	N	N
H. Private golf courses	N	UP
<i>5. Residential/Boarding/Lodging</i>		
A. Residential uses	UP	UP
<i>6. Other</i>		
A. Adult business establishments	N	N
B. Outside display of merchandise or products	N	N
C. Electric distribution substations	N	UP
D. Electric transmission substations	N	UP
E. Massage establishments ¹	P	P

OFFICE AND PUBLIC FACILITIES ZONING DISTRICTS	O	P-F
F. Recycling centers ²	UP	UP
G. Salt extraction	N	UP
H. Storage or parking of commercial or industrial vehicles	N	N
I. Storage or parking of public utility vehicles	N	N
J. Storage of materials, supplies or equipment for commercial or industrial purposes	N	N
K. Storage of materials, supplies or equipment for public utility purposes	N	N
L. Storage, warehousing, handling, processing or assembling merchandise or products	N	N
M. Payday lending establishment	N	N

Footnotes

¹ Subject to provisions of Chapter [9.41](#).

² Recycling centers must be located in convenience zones, (the area within a one-half mile radius of a supermarket) as defined in [Public Resources Code](#) Section 14509.4.

ATTACHMENT 11

2018-7569

1050 W Remington

APN	Address	GPD	Zoning	Lot Area (in acre)	Owner
10418062	1251 Sandia Av	PF	PF	1.55	Valley Faith United Methodist
11016162	718 Lakehaven Dr	PF	PF	1.91	Lakewood Village Baptist Church
16128046	1133 W Washington Av	PF	PF	4.8	Roman Catholic Welfare Corp Of San Jose
16128047	1133 W Washington Av	PF	PF	0.87	Roman Catholic Bishop of San Jose
16140004	445 S Mary Av	PF	PF	2.47	First Baptist Church of Sunnyvale
16510035	231 Sunset Av	PF	PF	2.23	St Thomas S Parish Rec Wardens and Vest
20206003	653 W Fremont Av	PF	PF	2.39	Cen Calif Conf Assn seventh Day Adventists
20216009	771 W Fremont Av	PF	PF	3.4	Church of Jesus Christ Of Latter Day Saint
20226007	1050 W Remington Dr	PF	PF	1.41	Church of Christ Of Sunnyvale
20234031	1112 S Bernardo Av	PF	PF	1.17	Congregational Community Ch Corp
20234032	1112 S Bernardo Av	PF	PF	3.06	Congregational Community Ch Corp
20414040	455 E Maude Av	PF	PF	1.67	Templo El Monte Horeb
20933005	535 Old San Francisco Rd	PF	PF	2.4	First United Methodist Church of Sunnyvale
20933006	590 Central Av	PF	PF	4.16	Roman Catholic Bishop of San Jose
21131018	581 E Fremont Av	PF	PF	1.15	St Johns Evangelical Lutheran
21131019	583 E Fremont Av	PF	PF	1.15	Trinity United Methodist Church
30940002	1575 Albatross Dr	PF	PF	1.88	First Church of Christ Scientist
31325018	1515 Partridge Av	PF	PF	2.74	Associated Churches Raynor Park
32011010	1025 The Dalles	PF	PF	4.4	St Luke Lutheran Church of Sunnyvale Ca
32306001	728 W Fremont Av	PF	PF	5.98	Presbytery of San Jose
32306005	1385 Hollenbeck Av	PF	PF	7.39	Roman Catholic Welfare Corp Of San Jose
32306006	1385 Hollenbeck Av	PF	PF	2.63	Roman Catholic Bishop of San Jose
Total				60.80	



March 26, 2018

Mr. Todd Deutscher
President
Catalyst Development Partners
822 Hartz Way, Suite 200
Danville, CA 94526
(Sent via email only: tdeutscher@catdevpartners.com)

RE: Acreage Review – 1050 W. Remington Drive

Dear Mr. Deutscher:

Per your request, MacKay & Somps has reviewed the title report and associated record documents and prepared a preliminary property footprint as shown on the attached exhibit. The results of that analysis concluded that the property acreage is approximately 1.41 acres.

Please feel free to call if you have questions, we can be available to discuss as needed, via phone at 925-225-0690 or via email at cguenther@msce.com.

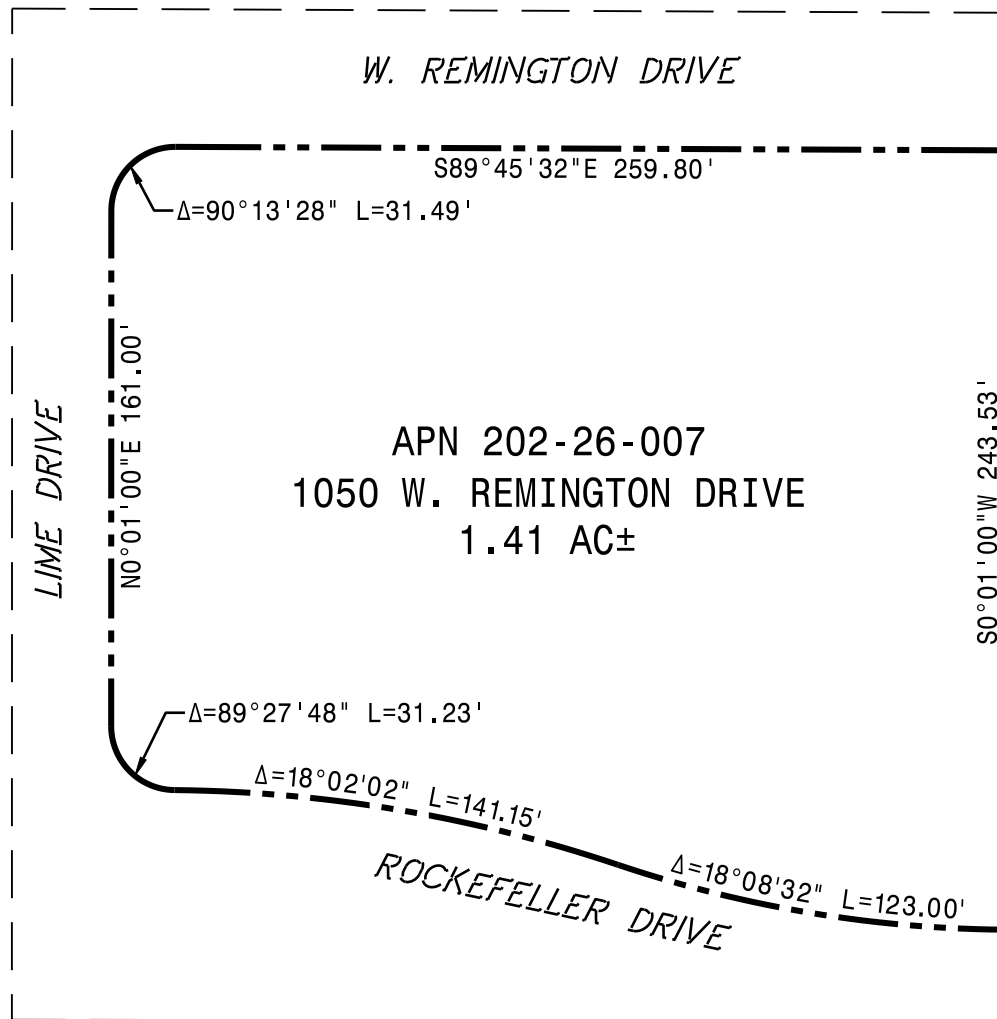
Sincerely,

MACKAY & SOMPS

A blue ink signature of Christopher W. Guenther, written in a cursive style. The signature is positioned above the name "Christopher W. Guenther".

Christopher W. Guenther

Enclosures: Property Acreage Exhibit
Record of Survey – Book 632 Page 37 Santa Clara County Records
Street Dedication – Book 3879 Page 728 Santa Clara County Records



0' 30' 60'
SCALE: 1"=60'

NOTE

1. THIS ANALYSIS WAS COMPLETED TO DETERMINE THE APPROXIMATE PROPERTY ACREAGE ONLY AND CONSTITUTES A REVIEW OF THE TITLE REPORT AND ASSOCIATED RECORD DOCUMENTS ONLY, NO FIELD SURVEY WORK OR TITLE RESEARCH HAS BEEN COMPLETED AT THIS TIME.

Mackay & SompS
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

1050 W. REMINGTON DRIVE
PRELIMINARY ACREAGE REVIEW
SUNNYVALE, CALIFORNIA

DRAWN BY: CWG	JOB NO:19888.000	DATE: 2018.03.26	REV. DATE:	PHASE:
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3879 PAGE 728

LS. H. 1377850

DEDICATION OF LAND FOR STREET AND SIDEWALK PURPOSES

CHURCH OF CHRIST OF SUNNYVALE, a corporation hereby grants and dedicates to the City of Sunnyvale, a municipal corporation, the following described real property for a public street and sidewalk purposes, to be used for as a public street, way, alleyway or thoroughfare and sidewalk, together with rights to construct, repair, operate and maintain all public utilities and improvements which shall be or become necessary for the preservation of the public safety, welfare and convenience, which said property is situated in the City of Sunnyvale, County of Santa Clara, State of California, described as follows:

All that certain real property situate in the City of Sunnyvale, County of Santa Clara, State of California, being a portion of Lots 3 and 5 of the Wright and Gibson Tract No. 2, recorded in Book "W" of Maps at page 78, Official Records of Santa Clara County, and being more particularly described as follows:

Beginning at the intersection of the centerline of Remington Drive (86 feet wide) with the Easterly line of Lime Drive (31 feet wide) as said streets are shown upon that certain Map entitled, "Cherryhill Farms, Unit No. 2, Tract No. 1716", recorded in Book 76 of Maps at page 35 Official Records of said Santa Clara County; Thence along the Easterly prolongation of the said centerline of Remington Drive, South $89^{\circ} 45' 32''$ East, 310.88 feet to a point; Thence South $0^{\circ} 01' 00''$ West, 43.00 feet to a point; Thence Westerly along a line parallel with and distant 43.00 feet measured at right angles from said centerline of Remington Drive, North $89^{\circ} 45' 32''$ West, 259.80 feet to a point; Thence along the arc of a tangent curve to the left with a radius of 20.00 feet through a central angle of $90^{\circ} 13' 28''$ an arc length of 31.49 feet to a point distant 31.00 feet measured at right angles from the said Easterly line of Lime Drive; Thence Southerly along a line parallel with last said Easterly line, South $0^{\circ} 01' 00''$ West, 161.00 feet; Thence along the arc of a tangent curve to the left having a radius of 20.00 feet through a central angle of $89^{\circ} 46' 32''$ an arc length of 31.34 feet; Thence along the arc of a tangent curve to the right having a radius of 445.45 feet through a central angle of $18^{\circ} 02' 03''$ an arc length of 141.15 feet to a point; Thence along the arc of a tangent curve to the left having a radius of 388.45 feet through a central angle of $18^{\circ} 11' 12''$ an arc distance of 123.00 feet to a point; Thence South $0^{\circ} 01' 00''$ West, 30.00 feet to the Northerly line of that certain parcel of land described in the Deed from J. E. Keiter, et ux, to the City of Sunnyvale, recorded in Book 3266 of Deeds at page 143, Official Records of said Santa Clara County; Thence along the Northerly line of the lands so conveyed to the City of Sunnyvale, North $89^{\circ} 55' 00''$ West, 310.63 feet to the said Easterly line of Lime Drive; Thence along the said Easterly line of Lime Drive, North $0^{\circ} 01' 00''$ East, 315.97 feet to the Point of Beginning.

Exception: Commencing at the intersection of the centerline of Remington Drive (86 feet wide) with the Easterly line of Lime Drive (31 feet wide) as said streets are shown upon that certain map entitled, "Cherryhill Farms, Unit No. 2, Tract No. 1716, recorded in Book 76 of Maps at page 35, Official Records of said Santa Clara County; Thence Southerly along said Easterly line of Lime Drive, South $0^{\circ} 01' 00''$ West, 274.00 feet to the True Point of Beginning; Thence South $89^{\circ} 45' 32''$ East, 50.80 feet; Thence along the arc of a circular curve to the Southeast, the center of which bears Southerly, at right angles, to the previous course, 418.45 feet, through a central angle of $18^{\circ} 02' 31''$ for an arc length of 131.71 feet to a point; Thence along the arc of a circular curve to the Northeast, the center of which bears North $18^{\circ} 16' 31''$ East, 418.45 feet, through a central angle of $18^{\circ} 11' 31''$, for an arc length of 132.86 feet to a point; Thence North $89^{\circ} 55' 00''$ West, 310.88 feet to a point; Thence North $0^{\circ} 01' 00''$ East, 41.97 feet to the True Point of Beginning.

By: Church of Christ of Sunnyvale
a corporation
Ernest L. Lewis

August 19, 1957
Date

By: _____

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0190](#) **Proposed Project:** General Plan Amendment Initiation request to study changing the General Plan from Public Facility (P-F) to Medium Density Residential.
 File #: 2018-7040
 Location: 1050 West Remington Drive (APN: 202-26-007)
 Zoning: P-F
 Applicant / Owner: Catalyst Development Partners (applicant) / Church of Christ of Sunnyvale (owner)
 Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).
 Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the staff report.

Commissioner Howe asked staff about the land survey completed by the applicant's surveyor. Planning Officer Andrew Miner explained that the survey, which lists the property acreage as 1.41 acres, is an opinion letter and not an independent survey.

Commissioner Howe confirmed with Planning Officer Miner that the County lists the property acreage as 1.6 acres.

Commissioner Howe asked staff if the County would have completed a survey. Planning Officer Miner stated that surveys are not always completed by the County

and that staff cannot determine if 1.41 or 1.6 acres is accurate.

Commissioner Howe asked how staff will determine the acreage. Planning Officer Miner stated that staff would require an official survey from a licensed surveyor. Commissioner Howe confirmed with Planning Officer Miner that any inherent assumptions would be included in the survey.

Commissioner Howe confirmed with Planning Officer Miner that the survey would include any land dedications, such as for road widening.

Commissioner Howard confirmed with Planning Officer Miner that a General Plan Amendment (GPA) would be funded by the applicant.

Vice Chair Weiss disclosed that she met with the applicant and the minister of the Church of Christ of Sunnyvale.

Vice Chair Weiss asked staff why an official survey was not already completed. Planning Officer Miner provided background about the timing of information provided by the applicant and the 2007 City Council policy on Public Facilities (PF) Zoning Districts. Planning Officer Miner explained that staff was initially unsupportive of the application until they received notice about the acreage discrepancy. Planning Officer Miner stated that the applicant must prove that the site is less than 1.5 acres with an official survey.

Vice Chair Weiss asked staff if there are other interested parties for this property. Planning Officer Miner commented on two potential interested parties and advised that the GPA would study the proposed project's impact on the availability of PF zoning designations.

Chair Rheume disclosed that he met with the applicant.

Commissioner Harrison asked staff how long it will take to complete and review the survey. Planning Officer Miner advised that the applicant can provide this information.

Commissioner Harrison confirmed the timing for a future GPA initiation application and the status of the fees paid by the applicant with Planning Officer Miner.

Chair Rheume opened the Public Hearing.

Todd Deutscher, president of Catalyst Development Partners, presented images and information about the proposed project.

Commissioner Harrison asked Mr. Deutscher if other offers have been made to purchase the property. Mr. Deutscher advised that they have not received any offers and stated an understanding that language in the church's deed prevents them from selling the property to other religious institutions.

Commissioner Howe confirmed with Planning Officer Miner that the property owners were notified in 2007 of the potential rezone to PF.

Commissioner Howe confirmed with Mr. Deutscher that the Church of Christ of Sunnyvale was operating in 2007.

Commissioner Simons asked staff why 1.5 acres was chosen as the PF threshold. Planning Officer Miner provided background about this decision. Commissioner Simons commented that it was based on a grouping of properties that were of a significant size for Places of Assembly (POA) use.

Vice Chair Weiss asked staff about the legality of restricting ownership of the property to other religious institutions. Senior Assistant City Attorney Rebecca Moon stated that it would be unlikely for such a deed restriction to be lawful but that the bylaws would need to be reviewed by City legal counsel.

Susan Englert, President of the Board of Trustees of the Unitarian Universalist Fellowship of Sunnyvale (UUFS), requested that the property's PF zoning be maintained and noted UUFS's interest in purchasing the property. Ms. Englert spoke to needs met by PF zoning.

Vice Chair Weiss confirmed with Ms. Englert that she visited the property site. Vice Chair Weiss noted the building's condition and associated required upgrades. Ms. Englert provided information about UUFS's financial capabilities.

Dean Chu, Sunnyvale resident, provided information about the City Council's 2007 decision on PF based on his experience as a Councilmember at the time, and requested that the property's zoning be maintained as PF.

Janet Werkman, Sunnyvale resident, discussed her concerns with the crisis of

affordability for housing and community organizations. Ms. Werkman asked that the PF criteria be reexamined to potentially rezone the smaller parcels currently used for POA.

Craig Salling, Sunnyvale resident, discussed his concerns with the redevelopment of PF to housing and requested that the property's zoning be maintained as PF.

Phil Nies, Sunnyvale resident, asked the Planning Commission to support Alternative 3. Mr. Nies commented on the 2007 City Council decision and the current need for PF.

Thomas Gates, Sunnyvale resident, discussed his questions and concerns with the proposed project's potential impact on traffic, parking, crime, property values and taxes.

Lilia Gates, Sunnyvale resident, asked why the proposed project is exempt from California Environmental Quality Act (CEQA) requirements.

Ginger Wolnik asked the Planning Commission to support Alternative 3 and commented on the need for PF. Ms. Wolnik noted the increasing land values and changing City demographics.

Margaret Lawson, Sunnyvale resident, spoke in support of retaining the PF designation and asked the Planning Commission to consider the City's history and the needs of future organizations.

Bob Lawson, Sunnyvale resident, spoke in opposition of rezoning the property. Mr. Lawson spoke to the need for PF and provided information about the 2007 City Council decision.

Tara Martin-Milius, Sunnyvale resident, requested that the PF designation be retained and spoke to the need for PF-zoned properties. Ms. Martin-Milius asked that the policy be reevaluated to protect all PF zoning. Ms. Martin-Milius commented that perhaps the City could have first refusal rights to purchase PF properties when offered for sale to use the property as a park, or other use.

Melinda Hamilton, Sunnyvale resident, spoke in opposition of rezoning the property. Ms. Hamilton spoke about the needs met by PF and commented on associated problems if PF are eliminated.

Mr. Deutscher presented additional information about the proposed project.

Commissioner Harrison clarified with Mr. Deutscher that the POA Usage Summary poll examines the availability of space offered by schools and the utilization frequency.

Chair Rheaume closed the Public Hearing.

Commissioner Harrison asked staff if the potential reduction in the site's acreage was due to an increase in street size. Planning Officer Miner advised that staff cannot make a definitive determination.

Commissioner Howard asked staff for information about the GPA initiation process. Planning Officer Miner provided background about this process and the next steps.

Commissioner Howard asked staff about the legality of first refusal rights. Senior Assistant City Attorney Moon advised that it is unlikely to be legal but that eminent domain is an option.

Planning Officer Miner provided information to Chair Rheaume about what the GPA study would likely examine.

Chair Rheaume asked staff to clarify why they initially did not support the application. Planning Officer Miner stated that staff's understanding was that the site was 1.6 acres and thus over the threshold. Planning Officer Miner stated that the applicant must prove that the property is less than 1.5 acres.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion for Alternative 3 – Deny the request to initiate a General Plan Amendment (GPA) study and retain the land use designation for the subject property as Public Facilities.

Commissioner Howe stated an opinion that some sites should be saved for POA use as they are needed in the community. Commissioner Howe commented on the 2007 City Council policy.

Commissioner Harrison stated that the intent of the 2007 City Council policy was not to set the limit at 1.5 acres but to achieve a better balance in the City. Commissioner

Harrison stated an opinion that the policy was built on the premise of retaining POA use on parcels large enough to support that use.

Vice Chair Weiss commented on churches as neighborhood resources. Vice Chair Weiss stated that this is a difficult decision because the City has a housing shortage and the proposed project would provide four below market rate townhomes. Vice Chair Weiss stated that POA have become an endangered resource. Vice Chair Weiss stated the importance of the 2007 City Council policy and noted that the reason behind the decision was not the acreage. Vice Chair Weiss stated that she will be supporting the motion.

Commissioner Simons commented on the original zoning of churches in the City and the impetus for the zoning change in 2007. Commissioner Simons stated his concern over the current trend towards residential land use and noted his sensitivity towards spot zoning. Commissioner Simons commented on the 1.5-acre threshold as a function of the 11 properties which were rezoned. Commissioner Simons stated an opinion that PF zoning is not intended for one church to hold on to a property indefinitely. Commissioner Simons stated that a GPA initiation would postpone a logical future transfer of this property to another PF use. Commissioner Simons stated that he will support the motion.

Commissioner Olevson stated that he will be supporting the motion. Commissioner Olevson commented on available PF in the City and that PF will be lost if rezoned, due to the current price of land. Commissioner Olevson stated an opinion that there is no reason to consider changing the current designation. Commissioner Olevson stated his appreciation of the current owner's desire to maximize their assets but that from a land use perspective the PF zoning should remain.

Commissioner Howard stated that the City needs more housing but that the placement should be strategic and this is not the best location. Commissioner Howard stated that in this case a study doesn't make sense and would not be good use of staff time. Commissioner Howard commented on the increased need for space as the City's population grows and changes occur in religious denominations. Commissioner Howard stated that he will be supporting the motion.

Chair Rheame stated that this is a difficult decision. Chair Rheame commented on the need for housing but also the need for services provided by POA. Chair Rheame noted that it is pertinent to conduct a study before deciding that PF zoning is more important than housing. Chair Rheame stated that he will not be supporting

the motion.

The motion carried by the following vote:

Yes: 6 - Vice Chair Weiss
Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 1 - Chair Rheaume

Planning Officer Miner advised that this item the City Council on goes to May 8, 2018.

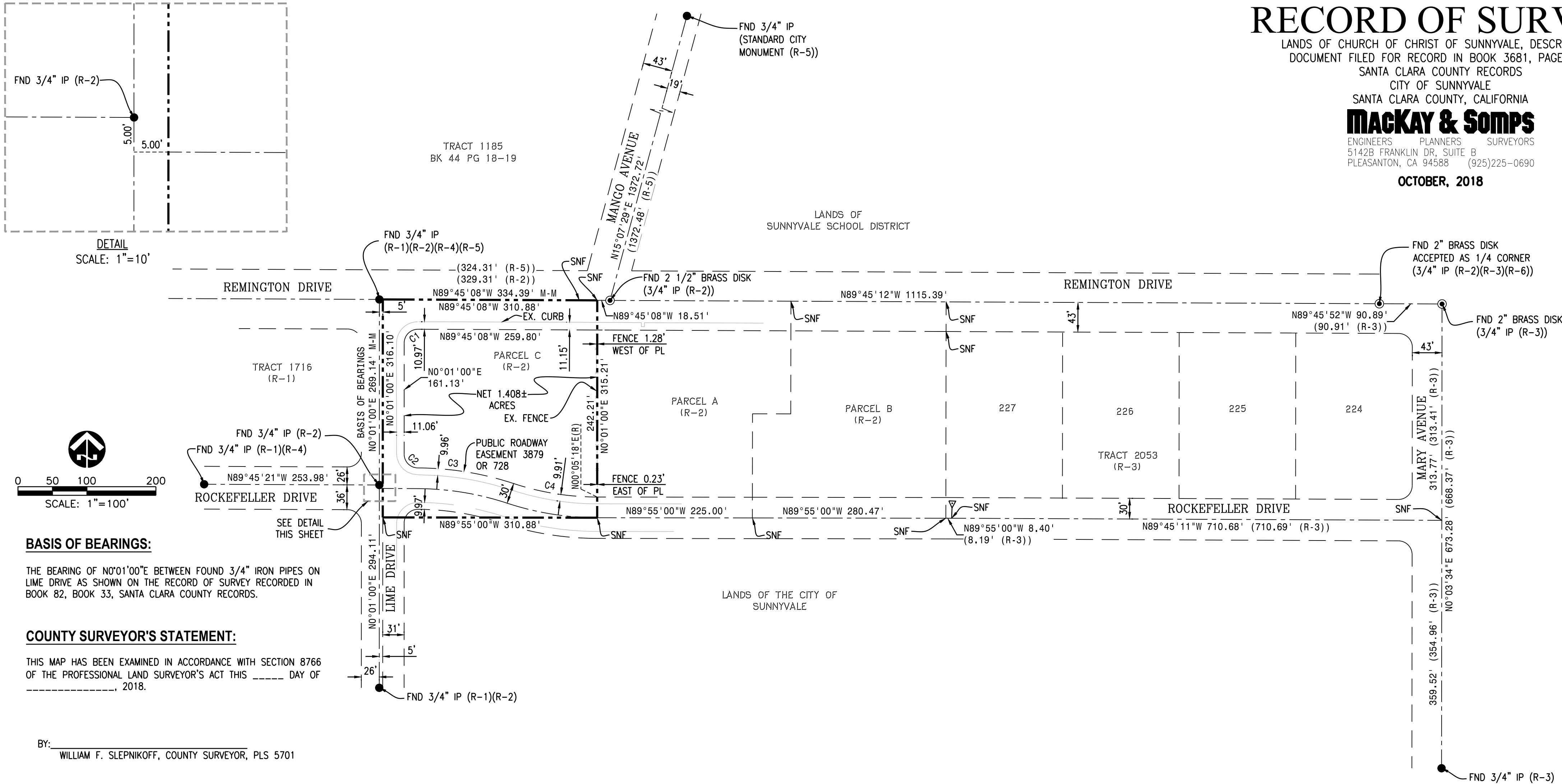
RECORD OF SURVEY

LANDS OF CHURCH OF CHRIST OF SUNNYVALE, DESCRIBED IN
DOCUMENT FILED FOR RECORD IN BOOK 3681, PAGE 724,
SANTA CLARA COUNTY RECORDS
CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

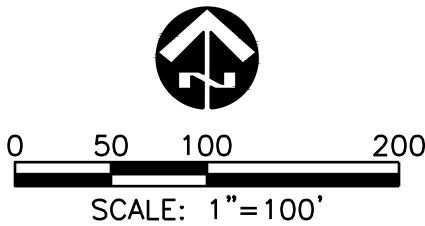
Mackay & Soms

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, SUITE B
PLEASANTON, CA 94588 (925)225-0690

OCTOBER, 2018



DETAIL
SCALE: 1"=10'



BASIS OF BEARINGS:

THE BEARING OF N0°01'00"E BETWEEN FOUND 3/4" IRON PIPES ON
LIME DRIVE AS SHOWN ON THE RECORD OF SURVEY RECORDED IN
BOOK 82, BOOK 33, SANTA CLARA COUNTY RECORDS.

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766
OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS ____ DAY OF
_____, 2018.

BY: _____
WILLIAM F. SLEPNIKOFF, COUNTY SURVEYOR, PLS 5701

BY: _____
AUGUST HANKS, DEPUTY COUNTY SURVEYOR, PLS 9274

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF
_____ IN OCTOBER, 2018

BY: _____
IAN BRUCE MACDONALD, PLS 8817



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND CITY STANDARD STREET MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED
- BNDY BOUNDARY
- M-M MONUMENT TO MONUMENT
- SNF SEARCHED NOTHING FOUND
- (R-1) REFERENCE

REFERENCES:

- (R-1) TRACT 1716, BOOK 76, PAGE 35, SANTA CLARA COUNTY RECORDS
- (R-2) RECORD OF SURVEY, BOOK 82, PAGE 33, SANTA CLARA COUNTY RECORDS
- (R-3) TRACT 2053, BOOK 91, PAGE 37, SANTA CLARA COUNTY RECORDS
- (R-4) TRACT 2777, BOOK 126, PAGE 38, SANTA CLARA COUNTY RECORDS
- (R-5) TRACT 2926, BOOK 132, PAGE 36, SANTA CLARA COUNTY RECORDS
- (R-6) WALKER & GIBSON TRACT NO. 2, VOL. N, PAGE 78, SANTA CLARA COUNTY RECORDS

RECORDER'S STATEMENT:

FILED THIS ____ DAY OF _____, 2018, AT ____M.
IN BOOK ____ OF MAPS AT PAGE ____ AT THE REQUEST OF
MACKAY & SOMPS CIVIL ENGINEERS.

FILE NO: _____ FEE: _____

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: _____
DEPUTY

10/18/2018

By By

map math check for the job known as
Record of Survey

also known as
19962

located in
Sunnyvale, CA

Net Boundary	Bearing	Distance	Northing	Easting	Inverse
			0.000	0.000	
	N 0° 1' 0.0"E	242.210	242.210	0.070	242.210
	N89°45' 8.0"W	259.800	243.334	-259.727	355.906
A curve breaking to the left					
	S 0°14'52.0"W	20.000	223.334	-259.814	342.609
	Delta = 90°13'52.0"	Length =	31.497	Tangent =	20.081
	N89°59' 0.0"W	20.000	223.340	-279.814	358.017
	S 0° 1' 0.0"W	161.130	62.210	-279.860	286.691
A curve breaking to the left					
	S89°59' 0.0"E	20.000	62.204	-259.860	267.202
	Delta = 89°46'30.0"	Length =	31.337	Tangent =	19.922
	S 0°14'30.0"W	20.000	42.204	-259.945	263.349
A curve breaking to the right					
	S 0°14'30.0"W	448.450	-406.242	-261.836	483.312
	Delta = 18° 2' 1.0"	Length =	141.148	Tangent =	71.162
	N18°16'31.0"E	448.450	19.588	-121.210	122.783
A curve breaking to the left					
	N18°16'31.0"E	388.450	388.445	0.601	388.446
	Delta = 18°11'13.0"	Length =	123.303	Tangent =	62.174
	S 0° 5'18.0"W	388.450	-0.004	0.002	0.005
Area = 61352.069 Square Feet or 1.408 Acres.					
Precision = 1 In 209490.246.					



City of Sunnyvale

Agenda Item 3

18-0787

Agenda Date: 10/22/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: General Plan Amendment Initiation to consider an amendment to the Peery Park Specific Plan (PPSP) to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-Industrial Edge (IE) zoning district totaling 29.3 acres.

Locations: 400-840 W. California Avenue (165-26-009, 010, 011, 012, 013, 014, 016, 018, 019, 020)

File #: 2018-7576

Applicant / Owner: Skidmore, Owings, & Merrill LLP (applicant) / Steelwave LLC (owner)

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

Project Planner: Amber Blizinski, 408-730-2723, ablizinski@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan Amendment Initiation (GPI) requests (which include initiation of Specific and Area plan amendments) are heard on a quarterly basis through a recommendation from the Planning Commission and then action by the City Council. The process for considering a General Plan Amendment (GPA) begins with a written request from a property owner or applicant. If the Council approves the GPI, a formal application for a GPA can be filed by the property owner/applicant. The current City Council practice is to consider the GPA before the specific project application.

Staff received this GPI request from the applicant on July 18, 2018. The applicant is requesting to amend the General Plan and Peery Park Specific Plan (PPSP) to allow an increase in the development capacity for office/industrial uses and to allow housing within the PPSP-IE zoning district on an office park development on 29.3 acres. The property is currently known as the Sunnyvale Business Park, and is developed with 10 office buildings totaling 622,212 sq. ft.

The project, as envisioned by the developer, would result in 105% FAR and 615 housing units (72.4 du/acre) on 10 parcels in the PPSP-IE zoning district totaling 29.3 acres. The project also includes the relocation of the Libby Water Tower, a Sunnyvale Heritage Resource, to a different location on the property. See Attachment 2 for the applicant's GPI request information.

Due to workload demands including updates to four other area plans in process, staff is recommending that the Planning Commission recommend to Council to not initiate the requested GPI and associated amendments to the Peery Park Specific Plan at this time.

BACKGROUND

The Peery Park Specific Plan was adopted by the City Council in September 2016 with a development capacity of two million square feet of net new office/industrial uses, 200,000 sq. ft. of net new commercial uses, and up to 215 residential units (allowed only in the PPSP Neighborhood Transition [NT] zoning district). At the adoption hearing, the City Council recommended that staff

return in one year to consider studying additional housing units in two housing opportunity areas in the southern portion of the plan area. These two areas were the only locations in Peery Park where it is possible to add residential uses and maintain consistency with the Santa Clara County Airport Land Use Commission Comprehensive Land Use Plan for Moffett Federal Airfield. Staff returned to the City Council on January 23, 2018 (Report to Council 17-1107) with a recommendation that the City Council not approve the budget modification needed to conduct the housing study until a development project is proposed by the owner of one of the housing opportunity areas, due to staff resource constraints. The Council approved the staff recommendation and did not initiate the amendment to the PPSP. The proposed project site includes one of the housing opportunity areas.

The City Council is scheduled to consider this item on November 13, 2018.

EXISTING POLICY

SUNNYVALE GENERAL PLAN:

The General Plan is the primary policy plan that guides the physical development of the City. When used together with a larger body of City Council policies, including specific plans, it provides direction for decision-making on City services and resources. The recently adopted Land Use and Transportation Element (LUTE) within the General Plan created an integrated set of policies to guide land use, development, and transportation choices with a horizon year of 2035. The LUTE anticipated that the PPSP area would experience moderate growth and change within the development capacity that was approved with the PPSP. The LUTE has several policies to improve the jobs-to-housing ratio, promote increases in housing development, support new office and industrial uses, and ensure coordinated development with community benefits.

Regional Participation

Policy LT-1.3: Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

Effective Integration of Transportation and Land Use Planning

Policy LT-3.4: Require large employers to develop and maintain transportation demand management programs to reduce the number of vehicle trips generated by their employees.

An Attractive Community for Residents and Businesses

Policy LT-4.2: Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.

Supportive Economic Development Environment

Policy LT-11.3: Promote business opportunities and business retention in Sunnyvale.

A Balanced Economic Base

Policy LT-12.4: Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.

Policy LT-12.5: Encourage land uses that generate revenue while preserving a balance with other community needs, such as housing.

Protected Commercial Districts

Policy LT-13.8: Require high design standards for office, industrial, and research and development (R&D) buildings in all business districts.

Specialized Plans and Zoning Tools

Policy LT-14.2: Support the following adopted specialized plans and zoning tools, and update them as needed to keep up with evolving values and new challenges in the community: Downtown Specific Plan, Lakeside Specific Plan, Arques Campus Specific Plan, Lawrence/101 Site Specific Plan, Precise Plan for El Camino Real, Moffett Park Specific Plan, Peery Park Specific Plan, and Lawrence Station Area Plan.

Community Benefits

Policy LT-14.8: Ensure that development projects provide appropriate improvements or resources to meet the City's future infrastructure and facility needs, and provide development incentives that result in community benefits and enhance the quality of life for residents and workers.

General Plan Land Use Map

The property has a General Plan designation of Peery Park and are zoned PPSP-IE. The General Plan designation provides for uses consistent with the PPSP. Attachment 3 includes General Plan and Zoning land use maps of the vicinity.

PEERY PARK SPECIFIC PLAN

The project site is subject to the purpose, intent and policies of the PPSP adopted by the Sunnyvale City Council on September 20, 2016. The PPSP includes guiding principles, district policies and a design framework. Projects in the PPSP are subject to a Plan-specific development cap, development code, design guidelines and an implementation plan that includes Community Benefits.

The purpose of the PPSP is to guide both private and public investment activities in the Plan area, and to support and promote the type of investment that will enhance the beauty and vitality of this major Sunnyvale workplace district.

The PPSP-IE zoning district, which is the zoning for this application, allows for a maximum FAR of 100 percent with inclusion of both flexible and defined community benefits, but does not currently allow housing. The proposed FAR for the project exceeds the maximum FAR currently allowed on these parcels, but does not exceed the maximum FAR allowed for other PPSP-IE Futures parcels within the plan area (which is 120 percent FAR).

The established development capacity of PPSP of two million net new square feet as was evaluated in the Environmental Impact Report (EIR). Office/industrial uses would need to be increased to allow the level of development proposed on the site (a request of 329,000 square feet of net new office area). At the time of this report, there is approximately 150,000 square feet of office development capacity left in the PPSP reserve. Staff is aware of interest by other parties in the remaining capacity beyond the subject request. To exceed the total established development capacity would require further environmental review.

Housing was not considered within the PPSP area except for the properties along San Aleso Avenue, for which 183 of the 215 units allowed by the plan have been approved. Too add more residential

units and to allow those units in the subject zoning district requires further study and further environmental review.

ENVIRONMENTAL REVIEW

The decision to initiate a General Plan study does not require environmental review under the California Environmental Quality Act (CEQA) because the mere initiation of a study does not constitute a project with the meaning of CEQA pursuant to CEQA Guidelines section 15378(a), as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. If initiated, the proposed GPA and Specific Plan Amendment would be subject to the provisions of CEQA. If the applicant proceeds with the project concept as currently envisioned, a supplemental or new Environmental Impact Report would most likely be required and would include updated traffic analysis and other technical reports.

DISCUSSION

The subject 29.3 acre site (owned by Steelwave) is bound by California Avenue to the north; the Southern Pacific (Caltrain) railroad tracks to the south; Mathilda Avenue to the east; and the Briarwood Apartment complex to the west. The proposal includes the removal of six of the ten existing office buildings and the construction of three new office buildings, for a net new total of 329,038 sq. ft. of office/industrial space and a resultant total of 951,250 sq. ft. on the eastern 20.8 acres of the site. The project also proposes the addition of 615 housing units on the western 8.5 acres of the site at a density of 72.4 dwelling units per acre (du/acre). The residential units would consist of a mix of townhouses along the western border of the site and taller and denser multi-family residential buildings spanning from California Avenue to the railroad tracks (adjacent to W. Evelyn Avenue). See Attachment 7 for the applicant's conceptual site plan and cross-section illustrations from California Avenue.

The GPI request area is the southernmost property within the Peery Park Specific Plan and is surrounded by office/industrial uses to the north (along with a Sunnyvale Fire Station), medium to low-density residential uses on all sides, and commercial uses to the south across the Caltrain tracks and Evelyn Avenue.

The subject property is located approximately 1/8 of a mile from the Sunnyvale Caltrain station and includes a walking path to the station from the east side of the property. The site is also served by VTA bus route 32 along Mathilda Avenue and California Avenue.

Conceptual Proposal

A conceptual project proposal was submitted with the GPI application to illustrate the request (Attachment 7). These plans contain an explanation of the GPI request, project data information, existing and proposed site plans, and conceptual sections from California Avenue of the proposed residential buildings. The actual project would require separate permit consideration if the GPI is initiated and the GPA and Peery Park Specific Plan amendment were approved.

The conceptual proposal consists of the following elements:

- Demolition of six existing buildings (buildings E, F, G, H, L and K) and associated surface parking, four two to three-story office buildings would remain (310,230 sq. ft.);
- Construction of three, four to six-story office buildings totaling 641,020 square feet (height in feet not yet specified) on the east side of the site. A total of approximately 329,038 net new

square feet is requested and a total FAR of 105%;

- Construction of townhouses along the west property line, and nine three- to eight-story residential buildings containing a total of 615 units on the western 8.5 acres of the site.
- Construction of underground parking for the new office and residential uses, along with first level podium parking beneath the residential buildings;
- Relocation of the Libby Water Tower to a different place on the subject site; and
- New/modified surface parking, landscaping, and site improvements.

Housing Opportunity Area

The subject site was identified as part of the original PPSP study as one of two housing opportunity areas that may be suitable for mixed-use housing in the PPSP because a portion of the site is located *outside* of the Noise and Safety contours of the Comprehensive Land Use Plan (CLUP) for the Moffett Federal Airfield (where residential uses are not allowed). Attachment 4 is a map that shows the noise and safety contours from the CLUP on the PPSP area map. Attachment 6 shows the housing opportunity areas in the PPSP. The portion of the California Avenue site that is located outside of the noise and safety zones of the CLUP is the western side of the property and is approximately 8.5 acres in size.

Density

A component of the GPA/SPA would include consideration of the potential minimum and maximum housing densities for this HOA. In addition, a maximum number of units would be established to conduct the environmental review. When the potential housing study was presented to Council in January 2018, potential maximum densities were shown to demonstrate the housing potential as up to 68 du/acre. Those numbers are shown in the table below with an additional column showing 72.4 du/acre, the applicant's proposal. As a note, the 215 units that were previously studied in the PPSP area were adopted with a density allowance like the range in the Medium Density Residential (R-3) Zoning District, and were located adjacent to a single-family neighborhood and are not within walking distance to a major transit stop.

		R-3 (24 du/acre)	R-4 (36 du/acre)	R-5 (45 du/acre)	LSAP Current Max (68 du/acre)	Proposed Project (72.4 du/acre)
California Ave HOA	8.5 acres	204	306	382.5	578	615

FAR Consideration

Currently FAR consideration above 100%, to a maximum of 120%, is only allowed in the PPSP-IE Futures Sites along Mathilda Avenue, north of Maude Avenue. The remaining PPSP-IE sites have a maximum considerable FAR of 100% and the maximum FAR is only achievable with the inclusion of defined and/or flexible community benefits. The proposed 105% FAR would exceed the current maximum for the PPSP-IE zoning district and would be considered as a part of the GPA/SPA study and associated environmental review. Due to the proximity to the Caltrain station, this property may warrant consideration of a higher maximum FAR than other properties within the PPSP.

Proposed General Plan Amendment and Rezoning

If initiated by the City Council, subsequent GPA and SPA applications would be required to consider the project. While the recently adopted LUTE identified the PPSP development capacity, and the intensification of industrial/office uses, it did not identify additional increases to the PPSP development capacity or residential uses in the proposed study area. Therefore, the General Plan would need to be amended to reflect the changes. The Changing Conditions Map contained in the LUTE (Attachment 5) identifies the subject site as a “Transform” area where major improvements and redevelopment will occur; however, the site is specifically called out for office/industrial transformation, and not residential. The subsequent GPA request may consider designation of the subject site to a “Transform - Office/Industrial & Residential” character of change area in the LUTE.

The SPA would consider the development standards of the PPSP and, at a minimum, study:

- Increased office FAR potential for this property;
- An increase to the total PPSP development capacity;
- Creation of residential density and development standards for the site;
- Infrastructure capacity;
- Fiscal and market analyses; and
- Appropriate CEQA/environmental review.

Other appropriate studies would be completed as part of the application. A recommendation hearing would be conducted by the Planning Commission and the final determination would be made by the City Council, which would be required to make the following finding to approve the GPA:

The City Council may approve a General Plan or zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest.

To study the applicant’s proposal, the City would analyze the potential benefits of the mixed-use office/residential development project and its compatibility with the vision and goals of the PPSP. The study would analyze traffic and transportation implications and other environmental impacts, as well as potential visual impacts associated with increased building heights and massing adjacent to residential uses. Significant community outreach would be required as part of any amendment to the PPSP, especially to the nearby residential neighbors. The applicant would be responsible for the costs of all studies as part of the GPA/SPA review process.

Recent Development Activity in the Vicinity

As noted, the GPI request area is located within the PPSP and several development projects are currently under construction, approved, or under review in the project vicinity. A new office building (recently announced as leased to 23andMe for their headquarters) is completing construction immediately north of the property. That property includes the rehabilitation of the former Mellow’s Nursery farmhouse (a Sunnyvale Heritage Resource), and construction of a three-story, 80% FAR, office building and a four-level parking structure. Also to the north, but not directly adjacent, the Planning Commission approved a new four-story, 80% FAR, office building on Sobrante Way in early 2018. Both nearby projects, and the others approved within the PPSP area, are consistent with the PPSP and developed under the existing development capacity analyzed in the PPSP EIR document.

Potential Expanded Study Area Option

In addition to the project applicant’s request discussed in this report, staff has received other inquiries from property owners who are interested in proposing development projects beyond the existing

PPSP development capacity. Also, the original Council direction included studying housing on the subject site and a site located at Hermosa Court near Mary Avenue. If the City Council is inclined to initiate the subject General/Specific Plan Amendment study staff recommends a first step to determine what other properties should also be studied to avoid a piecemeal approach to amending the PPSP. If this alternate recommendation is selected, staff would return to the Council with scope and budget information for a comprehensive Specific Plan Amendment for the PPSP. In this scenario, the applicant would pay their fair share of the study costs, and other property owners that are authorized would pay their fair share of the costs.

STAFFING LIMITATIONS

The City is experiencing a very high level of development activity, including very large residential and office projects, in addition to significant updates to four of the five major area plans in the city (e.g., Downtown Specific Plan, Lawrence Station Area Plan, Moffett Park Specific Plan, and the El Camino Real Corridor Plan). The combination of the high level of large and complex planning applications with the updates to these significant area plans creates a limitation of staffing and management to complete these tasks. While the concept of a mixed-use project close to the downtown Caltrain station is intriguing, to do so at this time would require other projects and tasks already underway to be removed from the list of items to complete.

FISCAL IMPACT

There are no fiscal impacts associated with initiating a General Plan Amendment study. Application fees and the costs associated with a GPA study would be paid for by the applicant.

PUBLIC CONTACT

Public contact was made through posting the agenda on the City's official-notice bulletin board and on the City's website and the agenda and report were made available in the Reference Section of the City Library. Notices were sent to all property owners and tenants within 2,000 feet of the site (5,606 notices) (Attachment 8); email messages with notices were sent to neighborhood associations. Staff received one letter in support of the General Plan Amendment Initiation study at the time of publication (Attachment 9).

ALTERNATIVES

Recommend to City Council:

1. Do not initiate a General Plan Amendment study to consider an amendment to the Peery Park Specific Plan to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-IE zoning district totaling 29.3 acres.
2. Initiate a General Plan Amendment study to consider an amendment to the Peery Park Specific Plan to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-IE zoning district totaling 29.3 acres.
3. Initiate a General Plan Amendment study to consider an amendment of the Peery Park Specific Plan to study modified development capacity increases and/or modified properties to study.

STAFF RECOMMENDATION

Alternative 1: Recommend that the City Council do not initiate a General Plan Amendment study to consider an amendment to the Peery Park Specific Plan to increase the office/industrial development

capacity and allow housing on the 10 parcels in the PPSP-IE zoning district totaling 29.3 acres. Workloads in the Planning Division and other Development Services divisions are currently heavy, and significant plan updates are currently underway in four other plan areas (Moffett Park, El Camino Real, Lawrence Station, and Downtown). Additionally, the Peery Park Specific Plan, and related development capacities, were adopted relatively recently, a little over two years ago. Finally, although housing has been discussed as a potential amendment to the PPSP, increases in the industrial/office capacity have not been a part of that discussion and a substantial amount of office/industrial development is already underway within the plan area.

When the Council considers this request, the Council may choose to pursue the requested amendment, may want to consider including other properties, such as residential potential at the Hermosa Court location, or to consider an increase in the overall development capacity for PPSP. This approach would coordinate more comprehensive studies of individual sites.

Prepared by: Amber Blizinski, Principal Planner

Reviewed by: Andrew Miner, Assistant Director of Community Development

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. General Plan Initiation Request Information from Applicant
3. General Plan and Zoning Land Use Vicinity Maps
4. Map of the Moffett Federal Airfield Comprehensive Land Use Map Noise and Safety Contours over the PPSP Area
5. Land Use and Transportation Element Changing Conditions Map
6. Map of the Peery Park Housing Opportunity Areas
7. Applicant's Conceptual Development Plans
8. Noticing Map
9. Public Comment Letter

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Sunnyvale Business Park

Project Proposal

840 West California Avenue

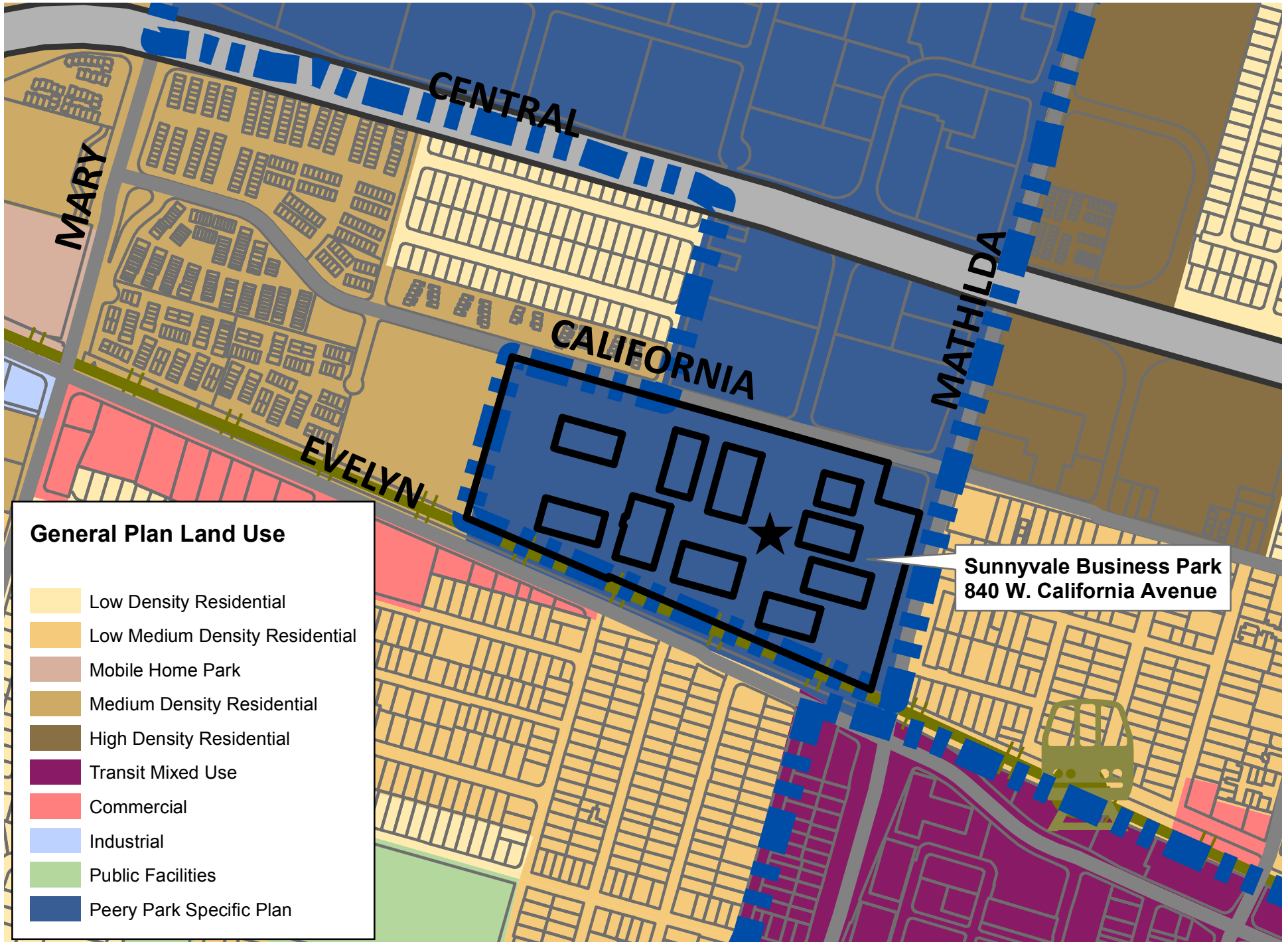
The proposed project is a redevelopment of the Sunnyvale Business Park at 840 California Avenue. The site is located diagonally across the Caltrain right of way from the Sunnyvale Caltrain station, and offers one of the few large parcels in the city within walking distance of regional rail transit. Development on the 29.3 acre site currently consists of 1,769 surface parking spaces surrounding nine two-story and one three-story office buildings with a total of 622,212gsf. At the corner at California Avenue and Mathilda Avenue the site is adjacent to an existing fire station, which is not part of the property or project. The site is part of the Peery Park Specific Plan, but no buildable area became available for additional office development on this site as part of that plan.

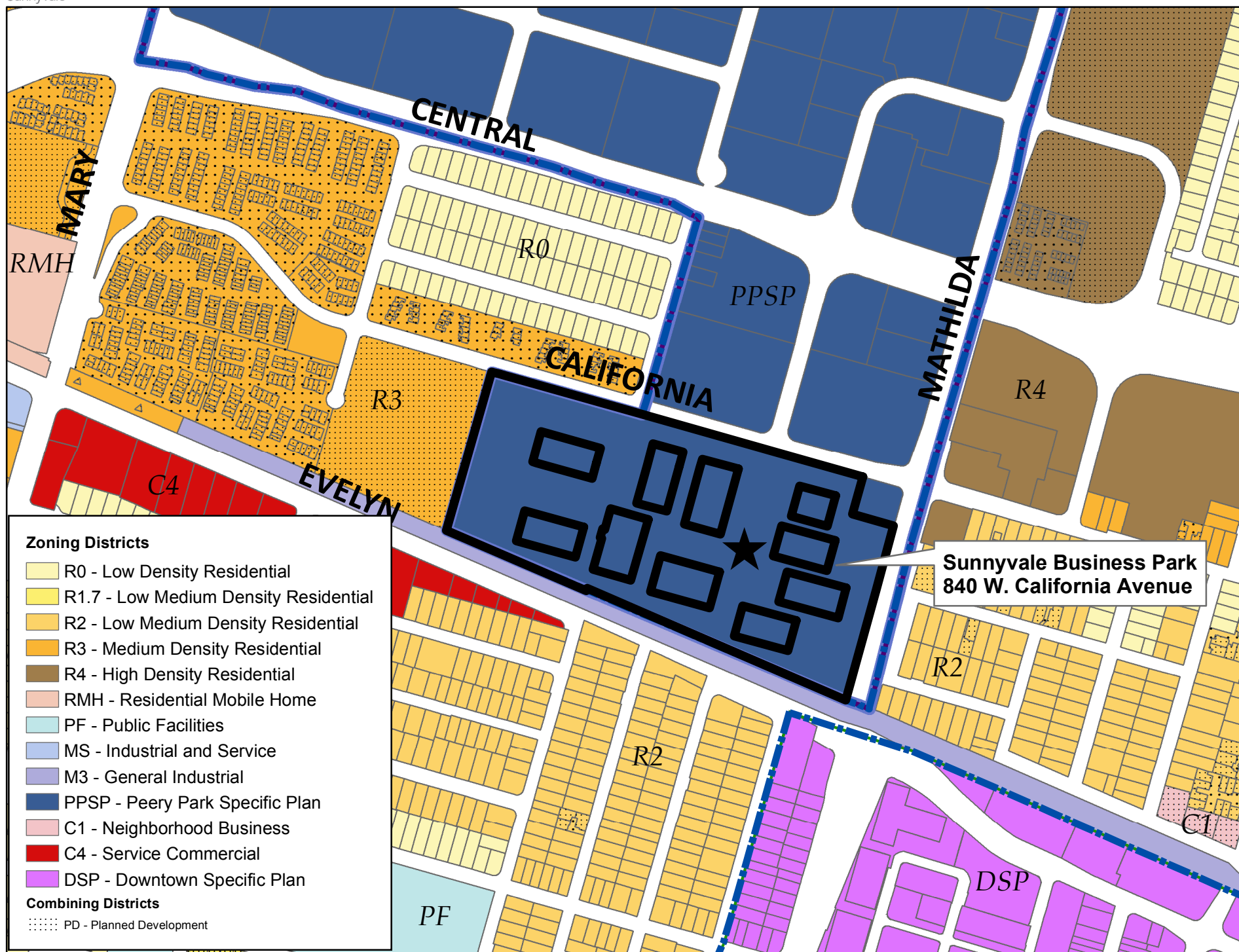
In the time since the PPSP was finalized, the scarcity of housing and housing costs have significantly increased in the Sunnyvale area, and in response to feedback from the City the project now proposes a mixed-use redevelopment of this centrally located site including office space and housing. Six of the existing buildings would be demolished to allow for the construction of up to twelve residential buildings and three office buildings. In total, 615 new residential units and a net increase of 329,038gsf of office space are proposed. The new residential buildings are grouped on 8.5 acres at the west end of the site, away from the Moffett Field safety zones, while the three new office buildings are located at the east end of the site, adjacent to Mathilda Avenue, the CalTrain ROW, and an existing new office development.

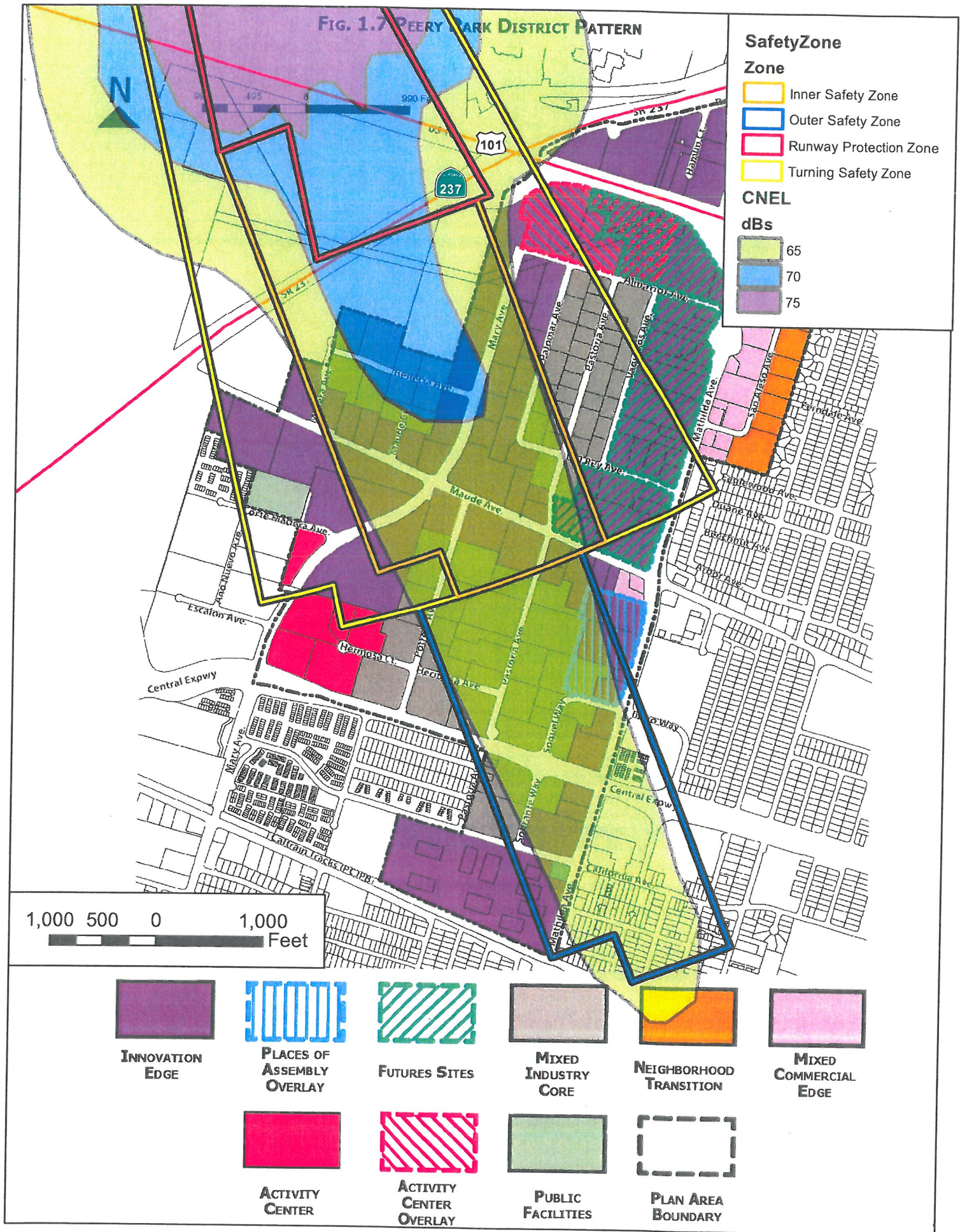
The project sponsor recognizes that there are significant parking pressures in the neighborhood. A primary goal of the project is to alleviate these concerns by increasing parking capacity and making more efficient use of each space. Through intelligent management of the parking structures and taking advantage of the shifted demand periods for residential and office parking, the available peak-hour office parking ratios on the site are increased from the present 2.8:1000 to 3.2:1000, providing significant relief of parking pressure on adjacent public streets. One and a half spaces space are provided per residential unit at peak hours. 890 new parking spaces will be constructed for a total of 2,659, the majority of which will be below grade. All vehicular access to the site is from California Avenue in a series of curb cuts which are aligned with the existing street grid to the north.

Building heights have been carefully considered relative to adjacent uses, in particular the smaller scaled residential neighborhoods. Residential building heights step up from frontages of no more than three stories at the west and northwest edges of the site to a maximum of 8 stories or 85' at the center. The office buildings step from a maximum of four stories along California Avenue to five stories at the center of the site and six stories at the southern edge adjacent to the CalTrain ROW.

Most importantly, the project increases pedestrian and cycle friendliness by relocating parking below grade, bringing buildings closer to the street edge, significantly enhancing the diagonal connection through the site to the CalTrain station, adding more open space, and adding more active ground floor uses. The site contains one landmark structure, the Libby Water Tower, which will be relocated within the site to a more celebrated location relative to the new pattern of open spaces.







Adopted LUTE – April 2017

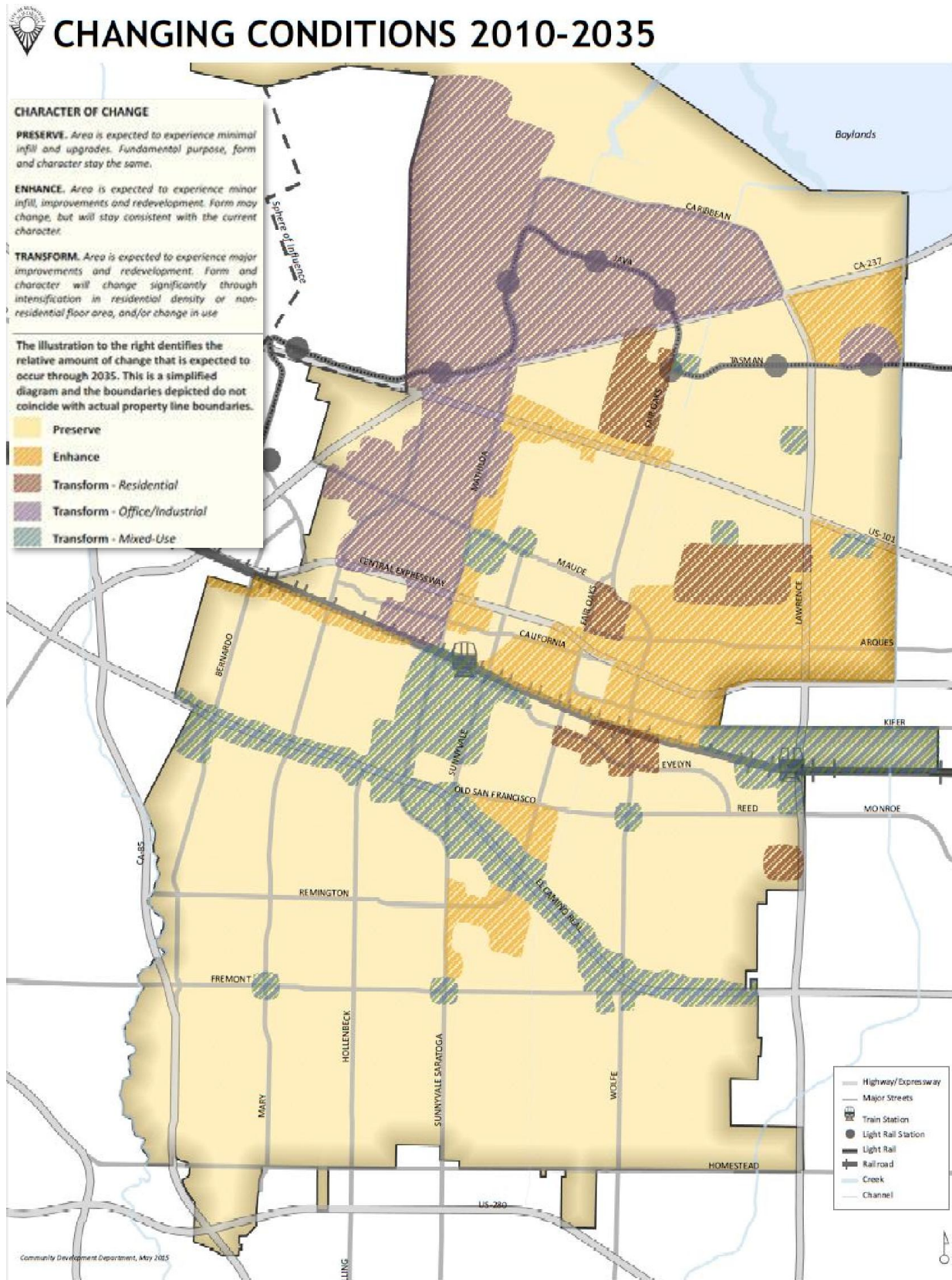
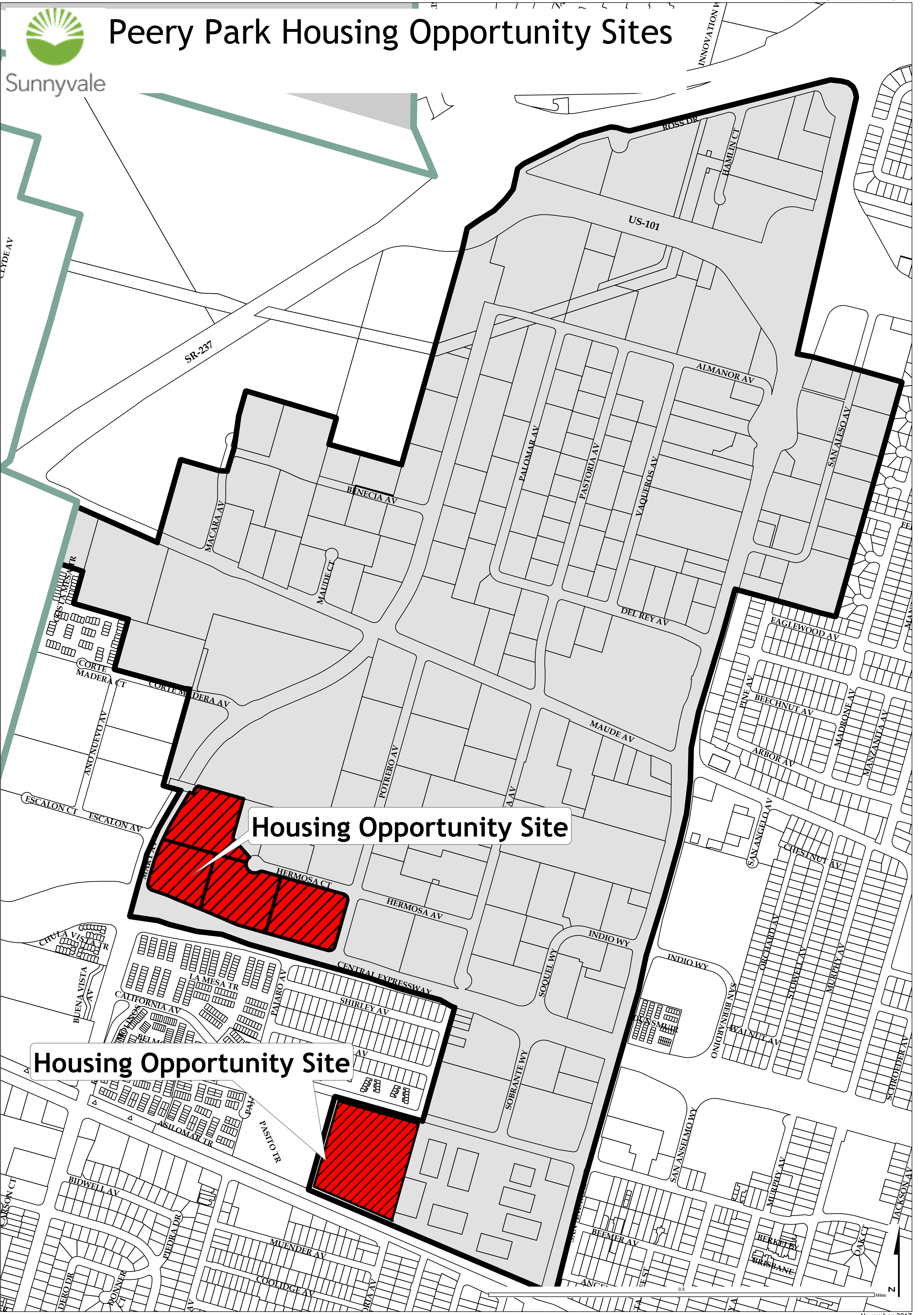


Figure 1: Changing Conditions 2010–2035



Peery Park Housing Opportunity Sites



SUNNYVALE BUSINESS PARK
GENERAL PLAN INITIATION SUBMITTAL
18 JULY 2018

SOM

project description

existing and proposed

840 West California Avenue

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project summary / parking analysis
existing and proposed

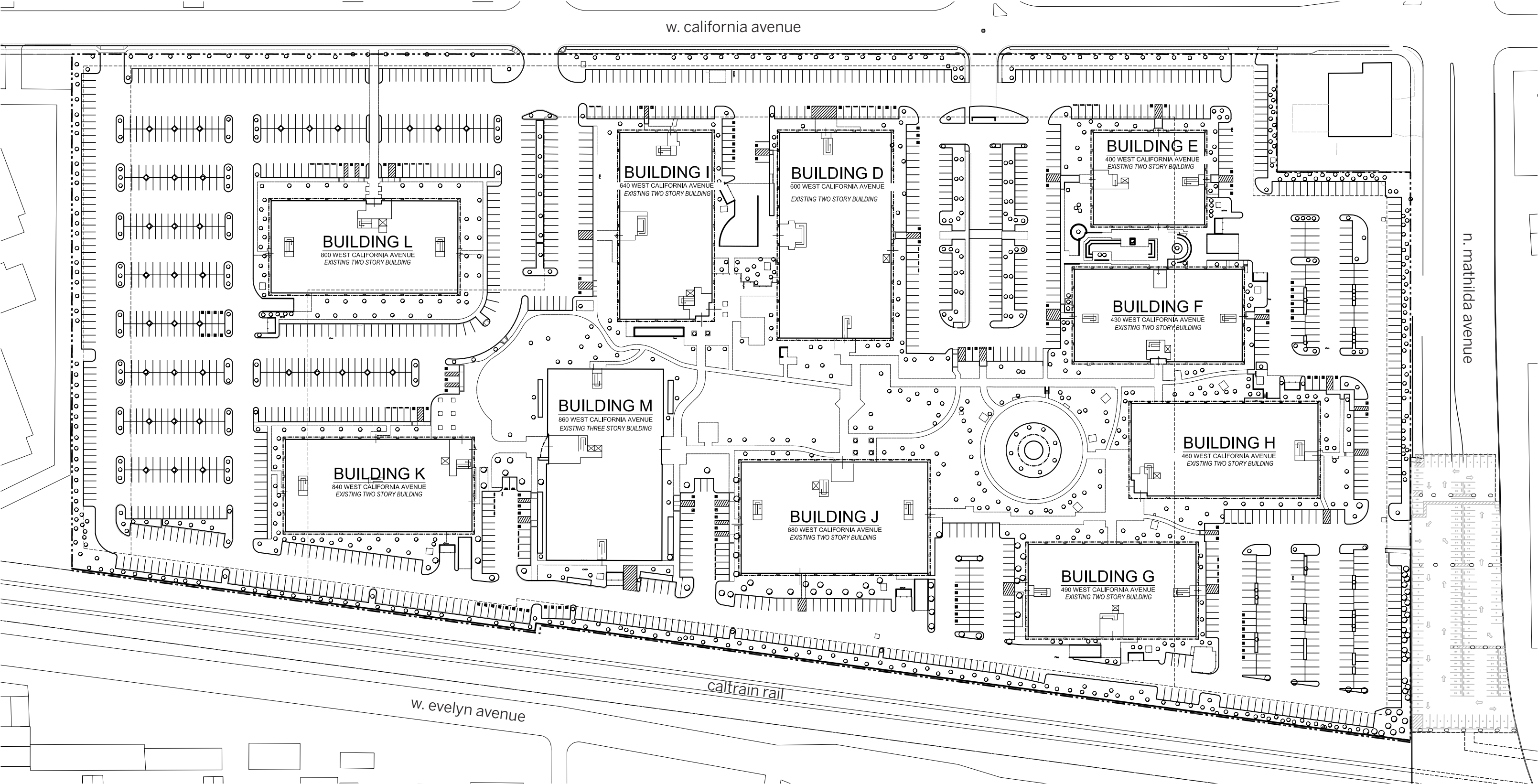
	existing	proposed
office area	622,212	951,250
office parking spaces	1,769	2,659
office parking ratio (per 1000 sf)	2.8	2.8-3.3*
residential area	0	696,557
residential units	0	615
residential parking spaces	0	941
residential parking ratio (per unit)	0	1.5

Time	SVBP Office Effective Spaces / 1000 sf	Residential Maximum Effective Spaces / Unit
<6am	2.8	5.7
6am-10am	3.0	1.1
10am-4pm	3.3	0.7
4pm-8pm	3.1	1.0
>8pm	2.8	5.7

*assuming residents commute as per the ITE TGM 10th Edition, using the concept of dynamically allocating residential spaces for office use, **the effective parking capacity for the proposed office use between 10am and 4pm is 3.3/1000sf.**

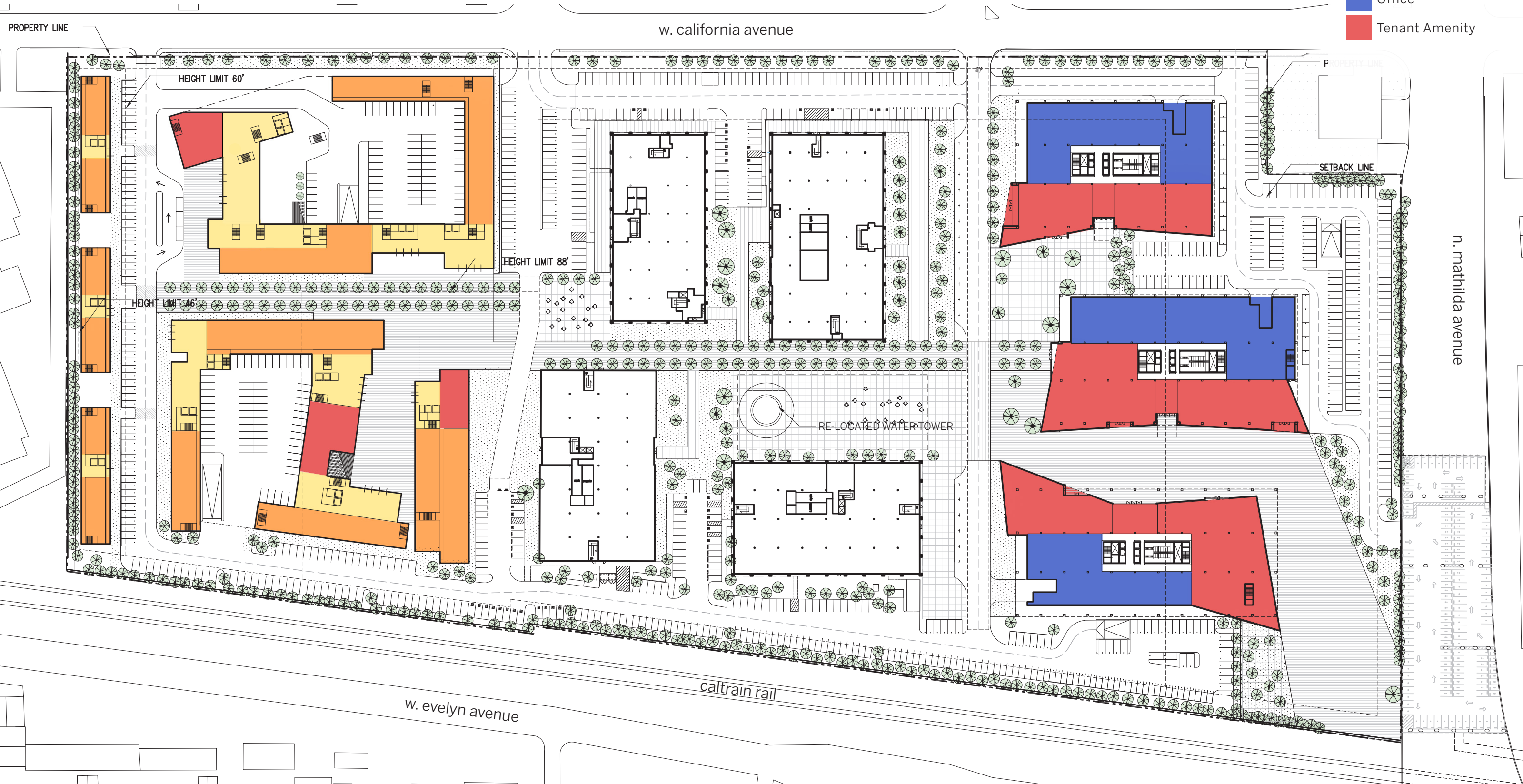
*parking allocation analysis prepared by meidh consultants

existing site plan
ground level

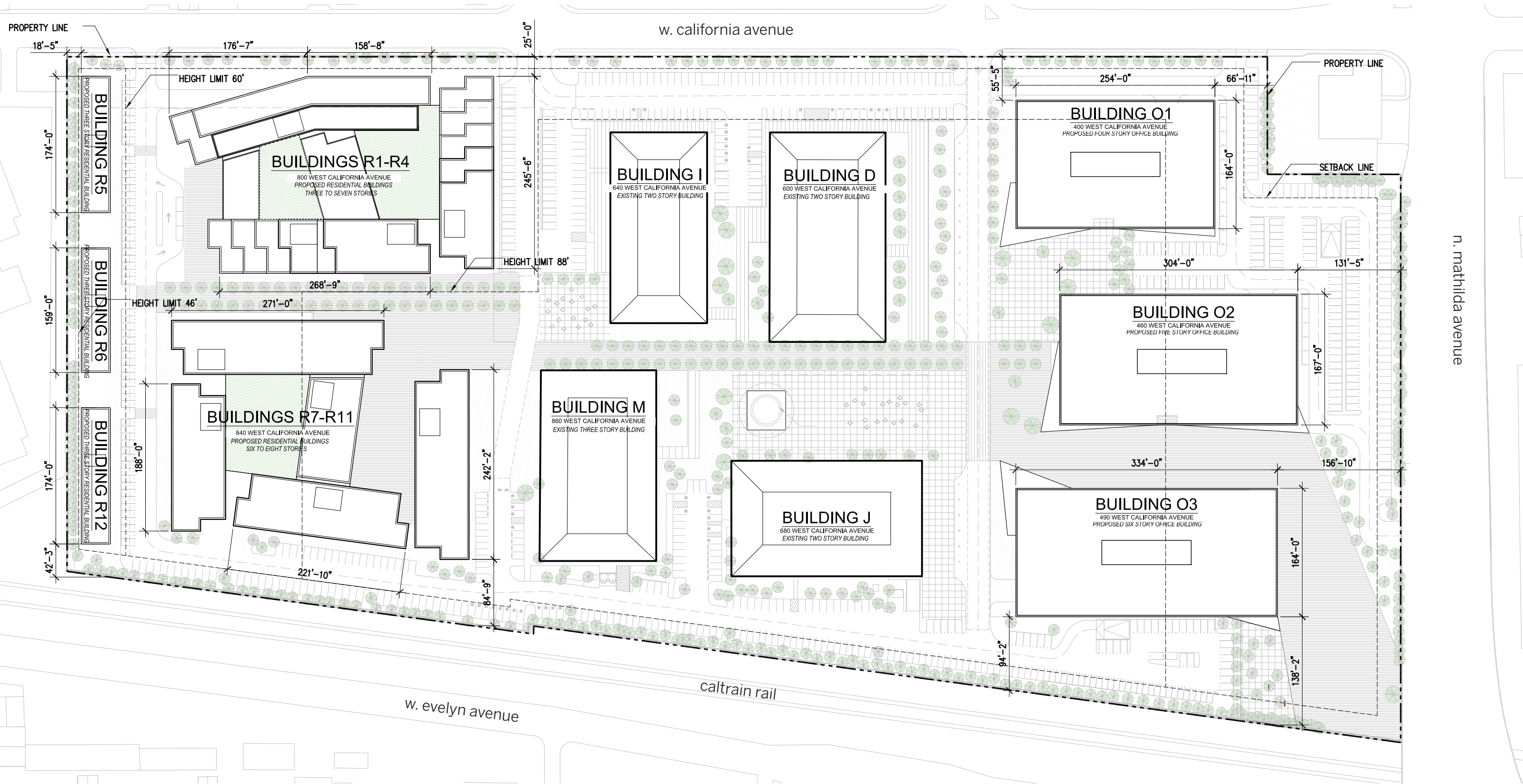


- Residential
- Residential Lobby
- Office
- Tenant Amenity

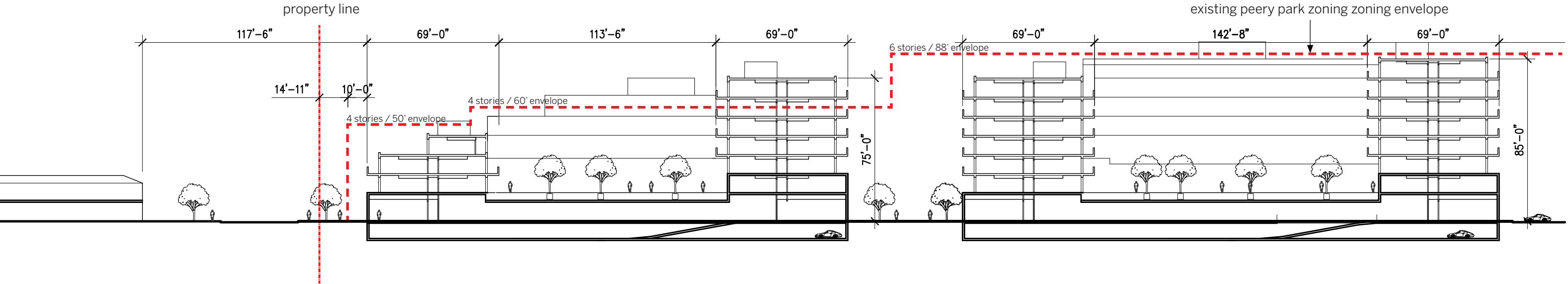
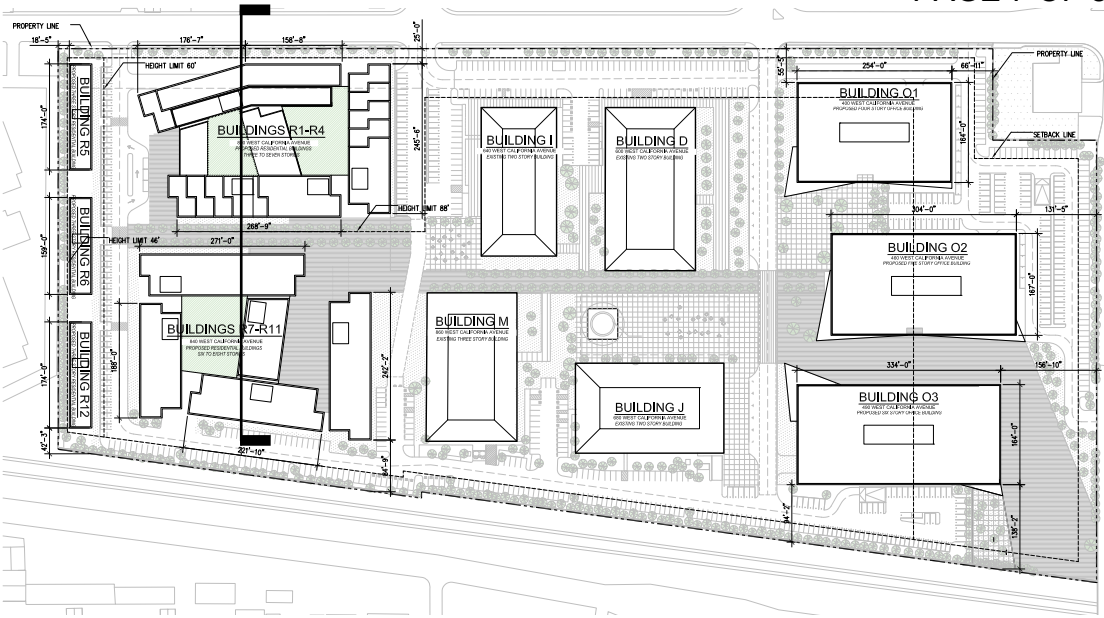
proposed site plan
ground level



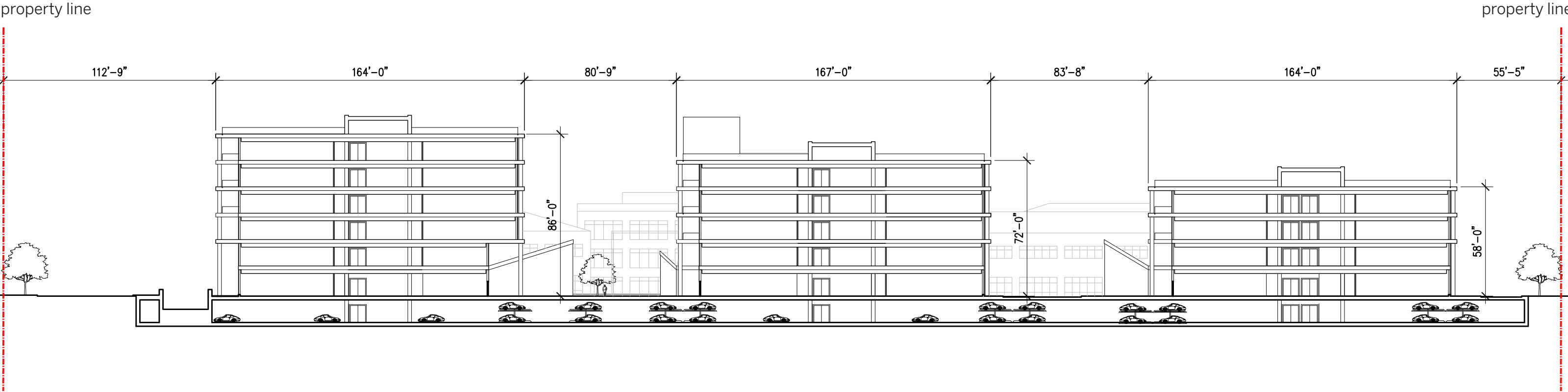
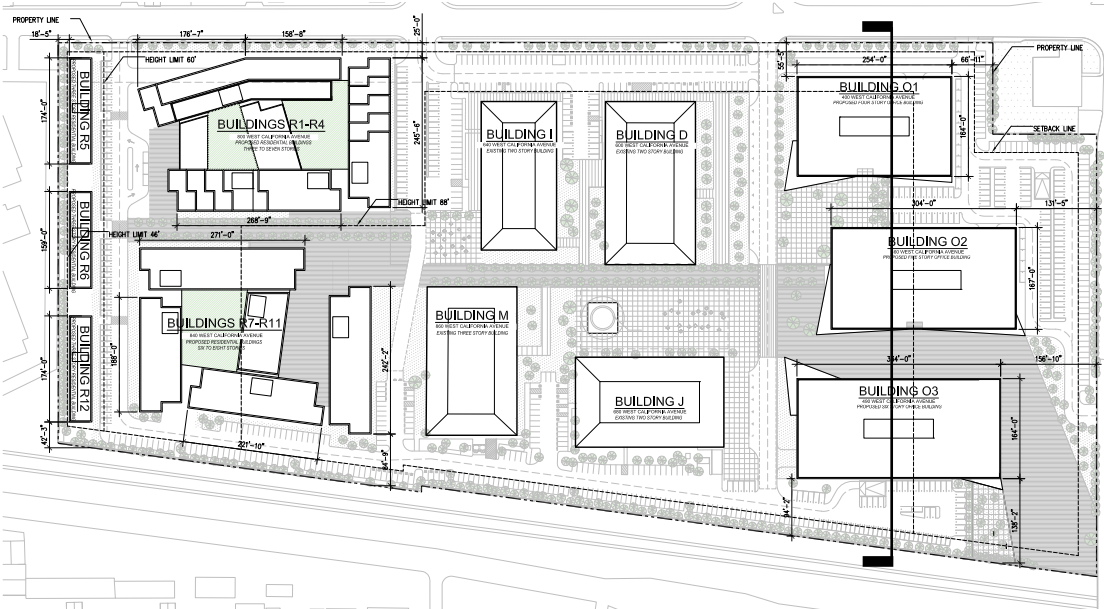
proposed site plan
roof level

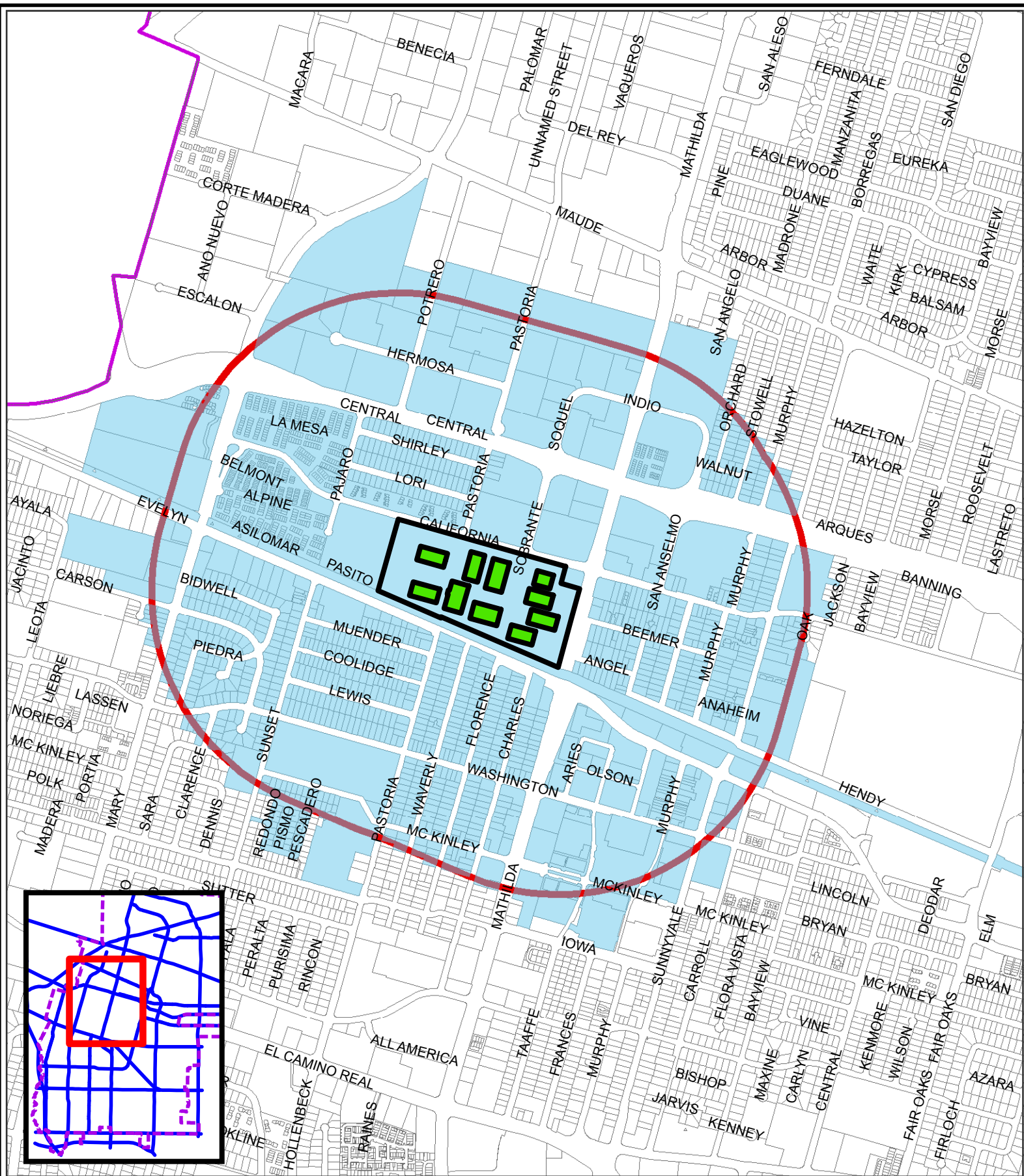


proposed section
looking east on california ave

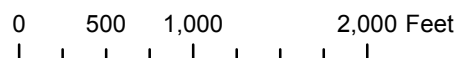


proposed section
looking west on california ave





800 West California Avenue
2000-foot Area Map



Katherine Hall

From: Katherine Hall
Sent: Thursday, October 18, 2018 12:40 PM
To: Katherine Hall
Subject: FW: Landmark development opportunity at 400-840 W California File #2018-7576

From: Saicome
Sent: Tuesday, October 16, 2018 12:42 PM
To: Amber Blizinski <ABlizinski@sunnyvale.ca.gov>
Cc: Glenn Hendricks; Ken Olevson; Gary Luebbers; Michael Goldman; Andy Frazer; Holly Lofgren
Subject: Landmark development opportunity at 400-840 W California File #2018-7576

Hello Amber,

I live off California Ave on La Mesa Terrace in the Gardens, and I am really excited about this project and how it could be fast tracked. 615 housing units next to transit and downtown. What an opportunity for a landmark development! I know the city has many plans and things going on but when are you going to find 30 acres next to downtown? I don't see the Northrop Grumman Superfund site ever being approved for housing, this is it! The developer needs to know the city is extremely interested in this conversion so that they can line up investors, notify tenants, and get all the approvals. Even then we're probably four years away.

Please let me know when I can come by to see the plans.

Thank you

#YIMBY

Jim Enloe |



City of Sunnyvale

Agenda Item 4

18-0923

Agenda Date: 10/22/2018

Potential Study Issue: Flexibility on Transportation Demand Management (TDM) Requirements for Smaller Industrial Development Projects



City of Sunnyvale

Agenda Item 5

18-0927

Agenda Date: 10/22/2018

Potential Study Issue: Incorporating Cost Effective ADA Measures into Development Projects



City of Sunnyvale

Agenda Item 6

18-0928

Agenda Date: 10/22/2018

Potential Study Issue: Planning Commission Floor Area Ratio (FAR) Threshold Related to Accessory Dwelling Units (ADU's)



City of Sunnyvale

Agenda Item 7

18-0929

Agenda Date: 10/22/2018

Potential Study Issue: Place Of Assembly Public Facilities (PF) Zoning