

previous agenda. Commissioner Howe also noted that page 10 of the minutes shows Commissioner Olevson as the maker and seconder of a motion and should be corrected to show Commissioner Howe as the seconder of that motion.

MOTION: Commissioner Howe moved and Commissioner Melton seconded the motion to approve the draft minutes as amended.

The motion carried by the following vote:

Yes: 6 - Vice Chair Rheume
Commissioner Howe
Commissioner Melton
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

Abstained: 1 - Chair Harrison

1. A [16-1069](#) Approve Planning Commission Meeting Minutes of November 7, 2016
- C. Howe - on page 8 of the draft minutes - staff was requested to put out information about a buffer to council. These options should be delineated in the minutes. The PC does not note which one to approve. From Andy - not his memory of the action. Review of the discussion from the last PC meeting. C. Howe - on page 10 - clerk to correct the commissioners mentioned (one mentioned twice).*

PUBLIC HEARINGS/GENERAL BUSINESS

2. [15-0604](#) Forward Recommendations related to the LAWRENCE STATION AREA PLAN AND ENVIRONMENTAL IMPACT REPORT (2013-7653) to the City Council to:
1. Adopt a Resolution to:
 - Certify the EIR; Make the Findings Required by the California Environmental Quality Act; Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - Adopt the Water Supply Assessment

- Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation; and Update the General Plan Map to Reflect the Lawrence Station Area Plan Area;
 - Adopt the Lawrence Station Area Plan, with Modifications;
 - Adopt the Lawrence Station Area Plan Incentives and Development Cap Administrative Regulations.
2. Introduce an ordinance to:
- Add Chapter 19.35 (Lawrence Station Area Plan District) to Title 19 (Zoning) to the Sunnyvale Municipal Code;
 - Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan (LSAP) District; and
 - Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation), and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station Area Specific Plan

Planning Officer Andrew Miner presented the staff report.

Commissioner Olevson discussed with Planning Officer Miner the authority of the Planning Commission and City Council to review the established temporary caps on development types.

Commissioner Weiss discussed with Planning Officer Miner and Director of Public Works Manuel Pineda whether CalTrain will provide improved transit options as a result of the passage of Measure B.

Commissioner Melton discussed with Planning Officer Miner why the property at 1122 Aster was not included in the General Plan Amendment (GPA) and Rezone, and confirmed that the concerns discussed in a letter from Costco regarding a document showing a bisected building had been addressed. Commissioner Melton also confirmed with Planning Officer Miner the baseline densities of residential and commercial properties within specific distances from the CalTrain station.

Chair Harrison confirmed with Planning Officer Miner that changes in Citywide parking standards would not automatically change the parking standards of Lawrence Station.

Chair Harrison opened the Public Hearing.

Don Tran, representing the Silicon Valley Leadership Group, spoke in support of a balanced Lawrence Station Area Plan (LSAP) and a residential emphasis Alternative.

Larry Yamaoka, owner of three properties within the LSAP, requested the Planning Commission investigate his three properties along Willow and Reed for their residential feasibility and said they would be an ideal site for a mixed use project.

Commissioner Melton confirmed with Mr. Yamaoka that the current use of his properties includes warehouses and auto repair facilities. Commissioner Melton verified with Planning Officer Miner that Mr. Yamaoka's properties are zoned Industrial and Service/Industrial-to-Residential (MS/ITR).

Chair Harrison confirmed with Planning Officer Miner that Mr. Yamaoka's request would require a revision to the LSAP, and they discussed the reason his property was not considered for residential by staff.

Commissioner Melton verified with Planning Officer Miner the changes to the General Plan and zoning designations of Mr. Yamaoka's properties under the LSAP, and confirmed that they are recommended for Office and Retail (O-R), which disallows residential.

Vice Chair Rheume referred to drawing 2.0-1.2.3 in the Final Environmental Impact Report (EIR) that depicts Mr. Yamaoka's properties and discussed with Planning Officer Miner which property would be affected by the contemplated road expansion.

Nancy Wallace and Matt Morey, owners of property on Aster Avenue, spoke in support of the LSAP.

Adina Levin, with Friends of CalTrain, spoke in support of a residential emphasis Alternative that would not prevent Intuitive Surgical from expansion, suggested clarification of the parking requirements in the LSAP and encouraged a request to CalTrain for a higher level of service.

Ray Crump, Sunnyvale resident, spoke in support of the LSAP.

John Cordes, member of the Bicycle and Pedestian Advisory Commission speaking on his own behalf, spoke in support of the plan, particularly the development caps.

Chair Harrison closed the Public Hearing.

Commissioner Simons discussed with Planning Officer Miner whether it is feasible for businesses to work with the City of Santa Clara to coordinate on a Transportation Demand Management program.

Commissioner Weiss and Planning Officer Miner discussed whether the open space within a business park counts toward the total open space required per citizen living in residences in this area.

MOTION: Commissioner Melton moved to recommend to the City Council Alternatives 1 and 2:

1. Adopt a Resolution (Attachment 4 of this report) to:
 - a. Certify the EIR; Make the Findings Required by the California Environmental Quality Act; and Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - b. Adopt the Water Supply Assessment;
 - c. Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation and Update the General Plan Map to Reflect the Lawrence Station Plan Area;
 - d. Adopt the Lawrence Station Area Plan, with Modifications (Attachment 7 of this report);
 - e. Adopt the Lawrence Station Area Plan Incentives and Development Cap Administrative Regulations.
2. Introduce an ordinance (Attachment 5 of this report) to:
 - a. Add Chapter 19.35 (Lawrence Station Area Plan District) to Title 19 (Zoning) to the Sunnyvale Municipal Code;
 - b. Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan (LSAP) District; and
 - c. Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation); and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station Area Specific Plan.

FRIENDLY AMENDMENT: Commissioner Simons seconded and offered the

following friendly amendments: a recommendation to include the LSAP Parking Plan in any City Plan; and, that City staff consider utilization of Santa Clara's TDM resources by business and residential groups to count toward any mitigation.

Commissioner Melton said he can make the findings for the EIR and thanked former Planning Commissioner Brandon Sulser for proposing the original study issue that has evolved into this plan. He also thanked Councilmember Gustav Larsson and Mike Kim, who were on the Citizens Advisory Group (CAG) and thanked Planning Officer Miner for his skillful shepherding of this complicated project. He said he appreciates that parcels closest to CalTrain have a higher level of density and that as you move further from the station the baseline density decreases, and that there is a list of community benefits that an applicant can apply for to increase residential or commercial densities. He said the primary community benefit the CAG focused on was a loop road, which we are near achieving, that he appreciates affordable housing has been added as an incentive and that the benefits table is flexible enough to incentivize the right type of development. He noted that this plan was all about access to a CalTrain station in an underdeveloped area and we are going to increase that access with the new loops, bike paths and roads. He said this is an exciting project and he is looking forward to the Sense of Place plan. Commissioner Melton said he appreciates that the trees on Sonora Court will be protected and that we will be achieving more housing where people work that is near transit. He said to Mr. Yamaoka that not a lot of time was given to consider his request, and that from a land use perspective, office and retail is the most appropriate zoning of his parcels. He added that it has been a pleasure to have been involved in the development of this plan.

Commissioner Simons said there have been many discussions about conflicts between greater density, traffic congestion, the cost of housing and reducing single occupancy vehicle travel and that a plan like this is the most appropriate place for increasing density next to a train station. He said improved bus transportation and providing more housing in this area would lower single occupancy vehicle travel, and he is hoping more consideration is given to emphasizing connection of a neighborhood that is split by the train crossing, whether that be by extra flyovers or a new underpass. He said the time to look at that is when there will be any track work done or with the electrification project and that it could potentially be moved up as a priority as opportunities for capital improvement projects occur because it will be cheaper to do it then. He said he hopes in the future the City will move faster on these types opportunities and financially support them.

Commissioner Olevson said he is supporting the motion and can make the findings required to certify the EIR. He said it is in the public interest to modify the General Plan with the LSAP and modify the zoning, and that there are many active businesses here already and he is glad to see planning around those now. He said he is not sure that filling up the area with residential around the train station will make the train more productive but he is willing to give all of the hard work on this project a try. He said this plan has been much more timely than the Peery Park Specific Plan which was mostly built out by the time the plan was approved and he is looking forward to seeing how this plan develops.

Commissioner Weiss said the plan is a realistic approach to attempt to correct the imbalance between jobs and housing, which should lower greenhouse gas emissions as we move forward with implementing the Climate Action Plan (CAP). She said along with provisions for housing and affordable housing, she hopes we will include housing for low- and very low-income families as well. She said the plan is not spot zoning and is a holistic approach which she hopes will be a template for how future large projects will be guided. She said she appreciates all the work that staff and the advisory groups put into this plan, that she can make the findings for the EIR and supports this plan.

Chair Harrison said she supports the motion, that she was an original member of the LSAP CAG and it was very interesting to have the original 17 very diverse people all 100 percent in support of the idea of flexible mixed use throughout the whole development of the plan. She said it is innovative with the concept of flexible mixed use and the table of community benefits, and she thanked staff for the format in which the plan was presented.

The motion carried by the following vote:

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

No: 0

3. [16-0966](#) File #: 2016-7439
Location: 1122 Aster Ave. (APNs: 213-01-014 and 213-65-001)