

5.        [18-0557](#)        **Proposed Project:** General Plan Amendment Initiation to consider amending the Lawrence Station Area Plan (LSAP) to expand the boundary of the plan area to include 932 and 950 Kifer Road (APNs 205-49-005 and 205-49-012).  
**File #:** 2018-7447  
**Locations:** 932 Kifer Road (APN 205-49-005); 950 Kifer Road (APN 205-49-012); 945 Kifer Road (APN 205-40-002); and 955 Kifer Road (APN 205-40-001).  
**Applicant/Owner:** Intuitive Surgical, Inc.  
**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a).  
**Project Planner:** George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

Senior Planner George Schroeder presented the staff report.

Commissioner Simons confirmed with Assistant Director Andrew Miner that the proposed project, if approved, would be integrated in the Lawrence Station Area Plan (LSAP). Assistant Director Miner provided information about the parcels owned

by Intuitive Surgical and the potential LSAP expansion. Commissioner Simons confirmed with Assistant Director Miner that the Planning Commission can add the same recommendation as for the LSAP Preferred Housing Study to integrate the proposed project with the City's Bicycle and Pedestrian Master Plan.

Chair Rheume confirmed with Senior Planner Schroeder that the park owned by Intuitive Surgical is currently zoned Industrial and Service (MS). Assistant Director Miner provided a history of the park. Chair Rheume asked staff about preservation of the park. Assistant Director Miner stated that property specific policies can be built into the LSAP that incorporate the applicant's and the City's goals.

Commissioner Howard confirmed with Assistant Director Miner that Intuitive Surgical is headquartered in the City and is leasing space elsewhere.

Chair Rheume opened the Public Hearing.

Eric Morley, representing The Morley Brothers and Intuitive Surgical, presented images and information about the proposed project.

Mr. Morley presented additional information about the proposed project.

Commissioner Simons asked staff about preservation of the tree canopy in the park owned by Intuitive Surgical. Assistant Director Miner advised that the Planning Commission can provide direction to staff on options to consider in the amendment.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternative 1 – Recommend to the City Council to initiate the General Plan Amendment to add the properties at 932, 950, 945-955 Kifer Road in the Lawrence Station Area plan boundaries and direct staff to include these amendments in the LSAP residential study currently underway.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment that the proposed project be integrated into the City's Bicycle and Pedestrian Master Plan. Commissioner Howe accepted.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to request that the LSAP study analyze methods to maximize the existing tree canopy

within the 945-955 Kifer Road site.

Commissioner Howe asked to preserve all trees in the LSAP, as feasible, and analyze the use of the open space. Commissioner Simons requested an emphasis on the tree canopy. Chair Rheume clarified with Assistant Director Miner that the park is not currently available for public use but that open space should be maintained when the property redevelops.

MODIFIED FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to request that the LSAP study analyze methods to maximize the existing tree canopy, preserve the existing trees and maintain the open space within the 945-955 Kifer Road site. Commissioner Howe accepted the friendly amendment.

Commissioner Howe commented that it makes sense to integrate the residential and this non-residential area within the LSAP. Commissioner Howe commented on the subject site's proximity to the Caltrain station and complimented Senior Planner Schroeder for his presentation.

Commissioner Simons noted that certain sub-elements of area plans tend to get neglected over the long term and that his modifications were to ensure connectivity and pedestrian throughput for the LSAP. Commissioner Simons commented on the need for long term variation in the City's development in regards to trees, landscaping, variation in heights and open space surrounding buildings.

Commissioner Howard stated that he will be supporting the motion and that this is an intuitive amendment.

Commissioner Olevson stated that he will be supporting the motion and that the City will benefit from supporting a premier company headquartered in the City. Commissioner Olevson noted that Intuitive Surgical has a manufacturing operation and is looking to expand in the City. Commissioner Olevson commented that this study will provide the data required to make a final decision.

Chair Rheume stated that he will be supporting the motion. Chair Rheume thanked the applicant for providing a history of Intuitive Surgical. Chair Rheume stated that the City should support a growing company headquartered in the City. Chair Rheume noted his agreement with the need for variations in tree height and the important of retaining open space, especially as an anchor for the LSAP.

The motion carried by the following vote:

**Yes: 5 -** Commissioner Howard  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons  
Chair Rheaume

**No: 0**

**Absent: 2 -** Vice Chair Weiss  
Commissioner Harrison

Assistant Director Miner stated that this item goes to the City Council on August 14th, 2018.