

PUBLIC HEARINGS/GENERAL BUSINESS

2. [19-0509](#) **Proposed Project:** To consider a Public Engagement Plan that allows for a preparation of a Village Center Precise Plan for four properties totaling 7.81 acres.
Location: Street 102-166 E. Fremont Ave. (APNs: 309-01-002, 006, and 009) and 1300 Sunnyvale Saratoga Rd (APN: 309-01-007)
File #: 2018-7632
Zoning: Neighborhood Business with a Planned Development Combining District (C-1-PD)

Applicant / Owner: True Life Companies /Fremont Corners, Inc Et Al, Gahrahmat Family Lpii LP, Au Energy LLC (owner)

Environmental Review: Exempt from further environmental review pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).

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

Commissioner Howe recused himself due to the proximity of his property to 102-166 E. Fremont Avenue.

Assistant Director Andrew Miner stated that the Public Engagement Plan (PEP) is the City's effort to seek input from the community before developing a Village Center Precise Plan. He also stated that it will most likely take longer to achieve the Village Center Precise Plan partially because of the time to do expanded public outreach.

Associate Planner Cindy Hom presented the staff report.

Commissioner Harrison asked if the properties north of E. Fremont Avenue would be included in the PEP. Assistant Director Miner stated that the property owners were not prepared to move forward with the first phase of the PEP and Commissioner Harrison encouraged staff to incorporate the entire village center into every phase of the plan. Commissioner Harrison stated that she prefers that the village center be evaluated using objective measures to ensure compatibility with potential future legislation. Assistant Director Miner responded that staff would identify objective criteria that also meet the goal of neighborhood compatibility. She confirmed with Assistant Director Miner that the Commission is to review the method of the PEP as presented that fosters community input and transparency.

Commissioner Rheume stated his preference for more objectivity for the PEP and more structure in its timeline. Assistant Director Miner outlined the PEP timeline and stated that staff can review the timeline for refinement and preciseness and overall objectivity. He added that if City Council approves the PEP, staff would ultimately determine if the applicant meets the goals of the PEP.

Commissioner Weiss stated that it would be helpful to have the PEP include target dates to ensure achieved deliverables and that the plan not repeat itself from the beginning with Phase 2. Assistant Director Miner stated that the plan's timeline also depends on the applicant, that staff expects the plan to evolve by Phase 2, and that the properties north of E. Fremont Avenue will be incorporated into the program if ready by Phase 1. Commissioner Weiss stressed the importance of working with

Santa Clara Valley Transportation Authority (VTA) to support the success of the plan. Assistant Director Miner agreed and added that a Traffic Impact Analysis (TIAs) would be done if needed and proposed projects in the area would be considered.

Vice Chair Simons asked if it would be possible to incorporate all four corners of the Fremont Corners Village Center into the PEP. Assistant Director Miner responded that it could be problematic to seek the community's feedback for parts of the center where redevelopment is not currently planned. Vice Chair Simons asked if it is typically market forces that impact the speed of a developer-driven community outreach process. Assistant Director Miner stated that, in addition to timing for the outreach meeting, time is also taken for staff review of projects, environmental review and other studies.

Commissioner Olevson stated that the entire village center should be included in the PEP since so much time and effort would be invested in it and encouraged staff to revise the PEP as such.

Chair Howard confirmed with Assistant Director Miner that it would take approximately 1.5 years for a proposed project to reach the planning entitlement phase. Chair Howard asked if it is possible for the PEP to take less than six months. Assistant Director Miner stated that six-month timeframe for the PEP is an estimate and that it might be completed sooner and that it is possible that the environmental review timing could be shortened.

Chair Howard commented that he hopes for that future PEPs are not drawn out so that they discourage developers, that he agrees with staff that it is more practical for the PEP to address the properties that will actually be developed in the near future, and disclosed that he met with the applicant's representative regarding the PEP. Assistant Director Miner stated that the City supports the need for more housing but that staff is constrained by the volume and scale of projects that it balances. Chair Howard clarified that he is interested in striking the middle ground between gathering the community's input and encouraging development with an appropriate timeframe for the PEP. Assistant Director Miner stated that by limiting the PEP to the identified portion of the village center, it remains a mostly developer-led process that would inevitably move quicker.

Chair Howard opened the Public Hearing.

Leah Beniston, applicant representing The True Life Companies, presented images and information about the proposed plan.

Milo Trauss, applicant representing The True Life Companies, presented images and information about the proposed plan.

Assistant Director Miner added that the PEP will proceed with the previously identified properties but will include the village center properties north of the subject site in the outreach portion of the PEP, but the Precise Plan for the area may not include those properties if they aren't prepared to join the effort at the time it is launched.

Mike Serrone, representing Livable Sunnyvale, spoke in support of the PEP and its early outreach efforts, the proposed development's housing provisions, and the importance of including the entire village center in the PEP.

Vice Chair Simons asked Mr. Serrone if he believes the amount of housing would change if the PEP were to include the properties on every corner. Mr. Serrone stated it is possible it would impact every aspect of development.

Kathleen Wortham, resident of Sunnyvale, spoke in the support of the PEP and the homebuying opportunity the resulting development would provide her and encouraged the Commission to approve the PEP.

Sam Liu spoke in support of the PEP and added suggestions for improving it and proposed that a California Environmental Quality Act review be conducted during the PEP process.

Joanne Lo, resident of Sunnyvale, spoke in support of the PEP and expressed her interest in the PEP's completion in one to two years.

David Pomeroy spoke about the benefits of village centers, encouraged Sunnyvale residents to patronize them, and encourage staff and the Commission to expedite the PEP process for the community's immediate benefit.

Glenn Hendricks, City Councilmember speaking on his own behalf, explained that the PEP is a product of his experience with community members expressing their interest in providing input on a proposed project at the outset.

Vice Chair Simons asked Councilmember Hendricks to provide his feedback on expanding the PEP to include the entire village center. Councilmember Hendricks stated that he supports staff's suggestion to keep the focus on the previously identified properties but gather feedback on their entire village center. Councilmember Hendricks added that every property in Sunnyvale is unique and it is possible that if needed, the City Council may provide feedback to staff that modifies the PEP.

Ms. Beniston presented additional information about the proposed plan.

Commissioner Harrison confirmed with Ms. Beniston that she and her firm have experience performing community outreach with other government organizations and asking the community tradeoff analysis questions, for example.

Chair Howard closed the Public Hearing.

MOTION: Vice Chair Simons moved and Commission Olevson seconded the motion for Alternative 2 – Recommend that City Council Approve the Public Engagement Program with the following modifications and find that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).

1. Specify that the community input include all possible parts of the village center;
2. Specify that community input is sought on a shade plan related to the pedestrian plan; and
3. Specify that at least one of the community outreach meetings is Planning Commission facilitated.

Vice Chair Simons stated that a Planning Commission-led community outreach meeting was useful in developing the Downtown Specific Plan and that he wants community input on shade and pedestrian plans to ensure that they are not missed.

Chair Howard confirmed with Vice Chair Simons that he envisions the Planning Commission-led outreach meeting to involve just the neighborhood and be limited to comments only to just the Planning Commission.

Commissioner Olevson stated that he views the PEP as a process improvement for collecting input before a proposed project is formalized. He commented that he hopes staff incorporates the development ideas that have been proposed so far for

the identified properties to be included in the PEP and that the PEP is a method to collectively invest in the City long term, and encouraged the Commissioners to support the motion.

Chair Howard summarized the motion.

Commissioner Harrison stated that she will support the motion and stated that she believes that the community feedback gathered should not be used if it is outdated once a part of the village center not identified in the PEP is ready to proceed with re-development. She added that she is pleased to consider the first village center PEP.

Chair Howard asked staff asked shade and pedestrian plans fit within the scope of the PEP. Assistant Director Miner stated that staff would review it to determine how it can be incorporated. Vice Chair Simons clarified that he only seeks public input on shade and pedestrian plans.

Chair Howard stated that he will support the motion.

The motion carried by the following vote:

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

No: 0

Recused: 1 - Commissioner Howe

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the Tuesday, July 30, 2019 meeting.