

START OF May 3, 2016 excerpt

**PUBLIC HEARINGS/GENERAL BUSINESS**

2      [16-0197](#)      FILE #:      2016-7068  
Location:      160 Aries Way (APN 209-07-007)  
Proposed Project:      DOWNTOWN SPECIFIC PLAN  
AMENDMENT INITIATION: Request to study a change to the  
land use designation of a portion of Block 1a of the Downtown  
Specific Plan from very high density residential to retail and  
office, as well as increase the allowable height from 85 feet  
to 100 feet.  
Applicant/Owner:      Andy Kasik  
Environmental Review: Exempt from the California  
Environmental Quality Act ("CEQA") pursuant to CEQA  
Guidelines section 15061 (b) (3) because the mere initiation of  
a study is not a project with the potential to cause a significant  
impact on the environment.

Director of Community Development Trudi Ryan provided the staff report.

Applicant Andy Kasik provided information regarding the proposed project.

Public Hearing opened at 7:41 p.m.

Stan Hendryx recommended a visual monument at 160 Aries Way and recommended low and moderate income housing be included in the study, and displayed an aerial view of the site.

Megan Persinger spoke in support of consideration of affordable housing and encouraged a mixed use study.

Mark Cutler spoke regarding the need for affordable housing in Sunnyvale and spoke in favor of a study for the best use of the land.

Daniel Persinger echoed Megan Persinger's comments.

John Cordes, Vice Chair of the Bicycle and Pedestrian Advisory Commission speaking for himself, spoke in support of Alternatives 1 and 2, inclusion of at least 15% affordable housing and recommended studying the parking plan.

Applicant Andy Kasik provided additional information.

Public Hearing closed at 7:59 p.m.

**MOTION:** Councilmember Davis moved and Vice Mayor Larsson seconded the motion to approve Alternatives 1 and 2: 1) Initiate a study to consider amending a portion of Block 1a of the Downtown Specific Plan to change the primary land use designation to office including a possible increase in the height limit, prepare draft development standards, evaluate impacts to the Downtown parking district, evaluate project alternatives and prepare related Zoning Code amendments; and 2) Study an alternative land use scenario for a mixed use residential, office and retail use with potential R3 and R4 residential density including evaluating impacts to the Downtown parking district.

**FRIENDLY AMENDMENT:** Vice Mayor Larsson offered a friendly amendment to strike the language regarding R3 and R4 residential density; to still study residential, but not focus on a particular number.  
Councilmember Davis accepted the friendly amendment.

**MOTION AS AMENDED BY FRIENDLY AMENDMENT:** Councilmember Davis moved and Vice Mayor Larsson seconded the motion to approve Alternatives 1 and 2: 1) Initiate a study to consider amending a portion of Block 1a of the Downtown Specific Plan to change the primary land use designation to office including a possible increase in the height limit, prepare draft development standards, evaluate impacts to the Downtown parking district, evaluate project alternatives and prepare related Zoning Code amendments; and 2) Study an alternative land use scenario for a mixed use residential, office and retail use including evaluating impacts to the Downtown parking district.

The motion carried by the following vote:

**Yes:** 5 - Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Martin-Milius  
Councilmember Davis

**No:** 1 - Councilmember Meyering

START OF AUGUST 15, 2017 excerpt

- 4      [17-0765](#)      DOWNTOWN SPECIFIC PLAN AMENDMENT INITIATIONS:  
Three applications in the Downtown Specific Plan (DSP) area for DSP Blocks 18 and 22 include requests to study an increase in allowable office square footage and housing units and to decrease allowable retail square footage and hotel use:

File: 2017-7365

Location: 300 S. Mathilda Avenue, 2502 Town Center Lane, 200 W. Washington Avenue, 225 S. Taaffe Street / DSP Block 18 (APNs 209-34-019, 020, 021, 024, 025, 029, 030 / 209-35-002 / 209-35-013 thru 019, 023, 024, 029 / 209-39-001 thru 004 / 209-40-001 thru 004 / 209-41-001 thru 004)

Proposed Project: DOWNTOWN SPECIFIC PLAN  
AMENDMENT INITIATION

Request to initiate a study to consider modifications to DSP Block 18 to replace the allowable hotel with office space (up to 362,00 square feet), increase allowable housing from 292 units to 790 units, reduce allowable retail space from 1,007,876 square feet to 675,000 square feet, and replace established height limits with flexible height limits subject to approval by through a Special Development Permit.

Applicant / Owner: STC Venture LLC

File: 2017-7364

Location: 200 W. Washington Avenue / DSP 18 (APN 209-35-022)

Proposed Project: DOWNTOWN SPECIFIC PLAN  
AMENDMENT INITIATION

Request to initiate a study to consider modification to development standards for DSP Block 18 (Macy's site) to replace allowable ground floor retail of 88,500 square feet with flexible retail/office flex space, replace 88,500 square feet of second floor retail space with office space, and allow additional floors with approximately 210,000 square feet of

office space, along with allowing a new bike/pedestrian connection between W. Washington Avenue and Redwood Square.

Applicant / Owner: Sand Hill Property Company/200 Washington LLC

File: 2017-7362

Location: 111 W. Evelyn Avenue / DSP Block 22 (APN 209-06-082)

Proposed Project: DOWNTOWN SPECIFIC PLAN  
AMENDMENT INITIATION

Request to initiate a study to replace an existing 1.46-acre corner parking lot with an approximately 69,000 square foot, three-story office building with underground parking resulting in a total of 111,000 square feet where 54,000 is currently allowed.

Applicant / Owner: Chang Architecture/Giurland, Inc

Environmental Review: The decision to initiate a Specific Plan Amendment study does not require environmental review under the California Environmental Quality Act (CEQA) because the 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 Specific Plan Amendment will be subject to the provisions of CEQA.

Vice Mayor Larsson stated he lives near the Downtown Specific Plan area and received a recommendation from the FPPC to recuse himself from this item. Vice Mayor Larsson recused himself and left the room.

Councilmember Klein stated he lives near the Downtown Specific Plan area, recused himself, and left the room.

Director of Community Development Trudi Ryan provided the staff report. City Manager Deanna Santana provided additional information.

Applicant Steve Lynch, Sand Hill Property Company and Architect Ken Rodrigues provided information regarding the request for a specific plan amendment initiation

for 200 W. Washington Avenue (Macy's site) and a PowerPoint presentation.

Applicant Dave Hopkins, Sares Regis Group and Deke Hunter, Hunter Properties for STC Venture LLC, provided information regarding the Downtown Specific Plan Amendment Initiation request for 300 S. Mathilda Avenue, 2502 Town Center Lane, 200 W. Washington Avenue, 225 S. Taaffe Street and a PowerPoint presentation.

Eric Foreaker on behalf of Giurland, Inc. and Cliff Chang, Chang Architecture provided information regarding the Downtown Specific Plan Amendment Initiation request for 111 W. Evelyn Avenue and a PowerPoint presentation.

Public Hearing opened at 12:27 a.m.

Suzanne Shea spoke regarding the design vision for Downtown and spoke in favor of ground floor retail.

Mike Johnson, Executive Director, Sunnyvale Downtown Association, stated the importance of keeping the Association engaged in the process.

Chuck Wallin spoke regarding the Downtown agreement which had a 4-story height limit, 292 for sale units, and affordable housing and one million square feet of retail, and recommended denying the current proposal.

Paul Brunemeir spoke in support of retaining the retail in the Downtown and recommended the housing be resale units.

David Wessel, speaking for himself, spoke in support of the staff recommendations.

Kirk Vartan spoke in support of underground parking and creation of a great places and experiences in Sunnyvale.

Mike Serrone spoke in support of studying an additional 750 housing units, extending Frances, extending Murphy, underground parking and retail on the ground floor.

Joe Antuzzi spoke in support of the study and continued interaction with the Sunnyvale Downtown Association and the merchants.

Don Tran, on behalf of Silicon Valley Leadership Group, spoke in support of STC

Venture's proposal to study additional housing units and mixed uses.

Steve Scandalis spoke in support of a strong retail and service-focused downtown, above-ground parking and owner-occupied housing.

Applicant Steve Lynch, Sand Hill Property Company, provided closing remarks.

Applicant Dave Hopkins, Sares Regis Group, provided information regarding housing types and ground floor retail.

Applicant Eric Foreaker on behalf of Giurland, Inc., provided closing remarks.

Public Hearing closed at 12:53 a.m.

MOTION: Councilmember Griffith moved and Councilmember Melton seconded the motion to approve Alternative 1 a-e for approval of the requests for initiation of Specific Plan Amendments to the Downtown Specific Plan:

1. Block 18A (Macy's):

- a. Initiate a Specific Plan Amendment study to consider reducing the existing 177,000 s.f. of retail area and allow increased square footage and up to five stories of flexible uses including office, housing and/or retail uses.
- b. Consider creation of a pedestrian and bicycle path from Washington Avenue to Redwood Square. Emphasize the treatment and feel in creating the internal pedestrian passageway, with a focus on retail services in that passageway.
- c. Create development standards in conjunction with the proposed land use changes, such as increased building height and design guidelines for street-facing retail space. Consider a modified vision for Redwood Square.
- d. Study alternative uses, such as additional housing.
- e. Coordinate special studies such as traffic analysis, market and fiscal analyses, environmental, infrastructure and utility capacity and conditions, water supply assessment, parking, etc.

FRIENDLY AMENDMENT: Councilmember Goldman offered a friendly amendment to add a requirement that there be at least one floor of residential in the Macy's building.

Councilmember Griffith declined to accept the friendly amendment.

AMENDMENT: Councilmember Goldman moved to amend the motion to add a requirement that there be at least one floor of residential in the Macy's building.

The motion to amend died due to lack of second.

The motion carried by the following vote:

**Yes:** 4 - Mayor Hendricks  
Councilmember Griffith  
Councilmember Smith  
Councilmember Melton

**No:** 1 - Councilmember Goldman

**Recused:** 2 - Vice Mayor Larsson  
Councilmember Klein

MOTION: Councilmember Melton moved and Councilmember Griffith seconded the motion to approve Alternative 2 a-d for approval of the requests for initiation of Specific Plan Amendments to the Downtown Specific Plan:

2. Block 18B (Town Center):

- a. Initiate a Specific Plan Amendment study to consider allowing an increase in residential units, an increase in office area, and reduction of the hotel and retail space.
- b. Create development standards in conjunction with the proposed land use changes, such as increased building height and design guidelines for street-facing retail space. Consider a modified vision for Redwood Square.
- c. Study alternative uses, such as additional housing and specifically study a variety of housing sizes.
- d. Coordinate special studies such as traffic analysis, market and fiscal analyses, environmental, infrastructure and utility capacity and conditions, water supply assessment, parking, etc.

The motion carried by the following vote:

**Yes:** 4 - Mayor Hendricks  
Councilmember Griffith  
Councilmember Smith  
Councilmember Melton

**No:** 1 - Councilmember Goldman

**Recused:** 2 - Vice Mayor Larsson  
Councilmember Klein

MOTION: Councilmember Griffith moved and Councilmember Smith seconded the motion to approve Alternative 3 a-d for approval of the requests for initiation of Specific Plan Amendments to the Downtown Specific Plan:

3. Block 22 (Murphy Square):

- a. Initiate a Specific Plan Amendment study to consider Increasing the allowed office area.
- b. Study alternative uses, such as additional housing.
- c. Coordinate special studies such as traffic analysis, market and fiscal analyses, environmental, infrastructure and utility capacity and conditions, water supply assessment, parking, etc.
- d. Study allowing private parking on this site to be made available to the public after business hours.

The motion carried by the following vote:

**Yes:** 5 - Mayor Hendricks  
Councilmember Griffith  
Councilmember Smith  
Councilmember Melton  
Councilmember Goldman

**No:** 0

**Recused:** 2 - Vice Mayor Larsson  
Councilmember Klein

MOTION: Councilmember Griffith moved and Councilmember Melton seconded the motion to approve Alternatives 4, 5, 8: 4) Study parking and transit for the Downtown Specific Plan considering alternative land use scenarios in recommendations 1, 2 and 3. Include the study of flexible parking design and improvements for the pedestrian realm with respect to the proposed changes in retail and office buildings; 5) Coordinate outreach and community engagement on all sites; and 8) Study up to 750 additional residential units for Blocks 18 and 22 combined.

FRIENDLY AMENDMENT: Councilmember Goldman offered a friendly amendment regarding Alternative 5 to make sure the Downtown Association is included in all discussions.

Councilmember Griffith accepted the friendly amendment.

The motion carried by the following vote:



**Yes: 5 -** Mayor Hendricks  
Councilmember Griffith  
Councilmember Smith  
Councilmember Melton  
Councilmember Goldman

**No: 0**

**Recused: 2 -** Vice Mayor Larsson  
Councilmember Klein

Following action on Item 4, Vice Mayor Larsson and Councilmember Klein returned to the room and took their seats at the dais.

MOTION: Vice Mayor Larsson moved and Councilmember Klein seconded the motion to take up Item 5.

The motion carried by the following vote:

**Yes: 7 -** Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Klein  
Councilmember Smith  
Councilmember Melton  
Councilmember Goldman

**No: 0**

- 5**      [17-0767](#)      Proposed Project: GENERAL PLAN AMENDMENT  
INITIATION to consider a 100% FAR combining district on 11  
parcels in the M-S zoning district totaling 17.85 acres.  
File #: 2017-7382  
Locations: 893-909 Kifer Road (APN 205-42-011), 905 Kifer  
Road (APN 205-42-009)  
917 Kifer Road (APN 205-42-008), 133-135 Commercial Street  
and 919-921 Kifer Road (APN 205-42-007), 155 Commercial  
Street (APN 205-42-006), 165 Commercial Street (APN  
205-42-010), 167-171 Commercial Street (APN 205-42-012),  
181 Commercial Street (APN 205-42-003), 183 Commercial  
Street (APN 205-42-004), 193 Commercial Street (APN