



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, July 27, 2020

6:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15

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

SPECIAL TELECONFERENCE NOTICE

6:00 PM STUDY SESSION

Call to Order via Teleconference

Roll Call

Study Session

A. [20-0713](#) Moffett Park Specific Plan Update

Public Comment on Study Session Agenda Items

Adjourn Study Session

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:30 PM via teleconference.

ROLL CALL

Present: 5 - Chair Daniel Howard
 Vice Chair David Simons
 Commissioner Sue Harrison
 Commissioner John Howe
 Commissioner Ken Olevson

Absent: 2 - Commissioner Ken Rheaume
 Commissioner Carol Weiss

Commissioner Weiss's absence is excused.

Commissioner Rheume's absence is excused and he recused himself from Agenda Items 2-4 due to the proximity of his residence to the Downtown Specific Plan boundary.

ORAL COMMUNICATIONS

Chair Howard stated that the consultant's website about the Moffett Park Specific Plan Update is nice with an informative video series available and complimented Principal Planner Michelle King for her work on the Update effort.

CONSENT CALENDAR

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

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

No: 0

Absent: 2 - Commissioner Rheume
Commissioner Weiss

1. [20-0715](#) Approve Planning Commission Meeting Minutes of July 13, 2020

PUBLIC HEARINGS/GENERAL BUSINESS

2. [20-0338](#) Forward a Recommendation to the City Council to Accept the Downtown Parking Study Recommendations as policies and direct staff to return with a fully developed implementation plan for near-term strategies within a year and Find that the Action is Exempt from CEQA pursuant to CEQA Guidelines Section 15262 (Study Issue).

Assistant Director Andrew Miner explained that each of the Downtown Specific Plan (DSP)-related agenda items will be considered separately.

Principal Planner Michelle King and Chrissy Mancini Nichols, representing Walker Consultants, presented the staff report and a slide presentation.

Commissioner Olevson stated that spill over parking could affect nearby

neighborhoods, particularly east of downtown, and is not acceptable and should be studied. Principal Planner Michelle King responded that the concern can be researched and incorporated into the fully developed plan for future consideration. She also mentioned that there are polices in the DSP that encourage traffic calming in neighborhoods that surround downtown.

Commissioner Howe asked how the plan will address prior developers who have built with higher parking ratios and the tenants who pay parking fees. Principal Planner Michelle King stated that new developments would be subject to the same Parking Management Assessment District (PMAD) fees that existing developers currently pay. Commissioner Howe stated that it is an equity issue that should be addressed when the fully developed plan returns to the Commission for consideration.

Vice Chair Simons asked if the study could be applied to different areas of Sunnyvale where high density development is next to low density development. Assistant Director Andrew Miner answered that the downtown is unique but that there may be parts of the study that could be useful when examining different areas of the city. Vice Chair Simons noted the study's potential for use as a toolbox.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Bicycle and Pedestrian Advisory Commission (BPAC) Chair speaking on his own behalf, highlighted some of BPAC's recommendations to the DSP Amendment.

Gail Rubino suggested validated parking as an option and stated her opinion that no one should be able to park for more than four hours.

Leia Mehlman, Bicycle and Pedestrian Advisory Commission Vice Chair speaking on her own behalf, stated her opinion that the surface parking in the Murphy Avenue area should be limited to handicap accessible spaces with most remaining parking to be located in the parking garages and to include permit parking and enforcement programs for residents of the nearby neighborhoods.

Alex Shoor, Executive Director of Catalyze SV, encouraged the Commission to consider that providing incentives and alternatives to parking reduces congestion and greenhouse gas emissions.

Michael Johnson, Executive Director of the Sunnyvale Downtown Association (SDA), spoke in opposition to BPAC's recommendations on parking.

Dr. Gary Gold, Optometrist located in downtown Sunnyvale, stated that there is not enough parking close enough to downtown to benefit the patrons and businesses.

Chair Howard closed the Public Hearing.

Vice Chair Simons asked if it is possible to recommend minimizing the amount of land used for parking and mentioned possible solutions such as car elevators and robotic parking. Principal Planner King stated that the current proposed changes would significantly reduce the amount of land used for parking by reducing parking ratios, providing developers the ability to enter into shared parking agreements, and allowing developers in the PMAD to use it for a portion of their required parking. Principal Planner King added that Walker Consultants' recommendations are a great first step towards managing and making parking more efficient and that Vice Chair Simons's suggestions could be incorporated into the fully developed implementation plan that the Commission would consider at a later date. Vice Chair Simons stated that the creative parking design options are important to consider now to eliminate the need for applicants to request variances for them in the future. Principal Planner King answered that language can be added to the plan to allow flexibility for innovative parking design. Vice Chair Simons confirmed his interest in the addition of the language that he believes would make the recommendations more flexible and useful in the future.

MOTION: Commissioner Harrison moved and Vice Chair Simons seconded the motion to Recommend to City Council Alternative 2 - Find that the action is exempt from CEQA pursuant to CEQA Guidelines Section 15262 and accept Downtown Parking Study parking recommendations with modifications and direct staff to return with a fully developed plan to implement near-term strategies.

Chair Howard appreciated BPAC's recommendations to limit parking and the SDA's support of parking and based on his own experiences, recommended a complete streets approach as a priority because it would be flexible and support different types of uses.

Vice Chair Simons re-stated his hope for the language added to be flexible enough to include robotic parking options and the ability for staff and applicants to explore impacts on building heights.

Commissioner Harrison complimented staff for analyzing the inconsistencies between the Sunnyvale Municipal Code and the various parking plans. She appreciated the statistical analysis that determined that downtown is overparked and the idea that short-term users could park closer to downtown if long-term users were encouraged to park farther away. She stated that she looks forward to the fully implemented plan with the most flexibility possible and noted the importance of the curb.

Vice Chair Simons stated that BPAC made good recommendations for flexible parking and made recommendations of his own not intended for the motion such as eliminating curbs and installing removable bollards that would open up the street for large pedestrian access, electrical vehicle charging stations, and permit parking in downtown and other neighborhoods in Sunnyvale. Assistant Director Miner confirmed with Vice Chair Simons that that his suggestions are not intended as part of the formal recommendation to City Council.

Commissioner Olevson stated that he will support the motion and commented on his appreciation for such a complete preliminary study and the associated data the consultant provided that address many of the major issues.

Commissioner Howe agreed with Vice Chair Simons that the plan should be flexible and requested that the motion be specifically stated as the wording is important.

Chair Howard agreed with Commissioner Howe.

Principal Planner King proposed possible language for the modified recommendation. Vice Chair Simons confirmed with Principal Planner King that an applicant would not have to complete a parking study if the parking requirements are met.

Commissioner Howe commented that he believes any innovative designs must be considered when an applicant applies for it and that the process should not be overly burdensome for applicants to ensure that the City benefits from such designs. Assistant Director Miner suggested that Commissioner Howe might want to include the language to the proposed SMC amendment in the next agenda item. Commissioner Howe stated his understanding but confirmed that he believes it is important to add to the motion for this agenda item.

Principal Planner King restated the possible modification to the recommendation.

The motion is as follows:

MOTION: Commissioner Harrison moved and Vice Chair Simons seconded the motion to Recommend to City Council Alternative 2 - Find that the action is exempt from CEQA pursuant to CEQA Guidelines Section 15262 and accept Downtown Parking Study parking recommendations with modifications and direct staff to return with a fully developed plan to implement near-term strategies.

The modification is as follows:

1.) The Director of Community Development or decision body must consider innovative parking design, based on Institute of Transportation Engineers or Urban Land Institute standards, that could include new technology and variations in building design.

Commissioner Howe stated that parking is an important issue for downtown and will be for more years. He commented that the study has a good approach and the process of reviewing the it before the full plan is implemented is a good strategy. He appreciated the hard work on the issue and noted the importance of considering the differences of opinion on the matter from community members.

FRIENDLY AMENDMENT: Chair Howard proposed a friendly amendment to implement a policy for a complete streets methodology for downtown.

Commissioner Harrison confirmed with Principal Planner King that complete streets is an existing City policy and Principal Planner King added that the proposed changes to the DSP include improved accessibility for pedestrians and bicyclists with pathways and plazas.

Chair Howard withdrew his friendly amendment and stated his support for the motion which is as follows:

MOTION: Commissioner Harrison moved and Vice Chair Simons seconded the motion to Recommend to City Council Alternative 2 - Find that the action is exempt from CEQA pursuant to CEQA Guidelines Section 15262 and accept Downtown Parking Study parking recommendations with modifications and direct staff to return with a fully developed plan to implement near-term strategies.

The modification is as follows:

1.) The Director of Community Development or decision body must consider innovative parking design, based on Institute of Transportation Engineers or Urban Land Institute standards, that could include new technology and variations in building design.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Weiss

Recused: 1 - Commissioner Rheaume

This recommendation will be forwarded to the City Council for consideration at the August 11, 2020 meeting.

3. [20-0179](#)

Proposed Project:

SPECIFIC PLAN AMENDMENT: to amend the Downtown Sunnyvale Specific Plan.

ZONING CODE AMENDMENT: to amend Chapter 19.28 and make other related changes to Chapter 13 and Chapter 19 of the Sunnyvale Municipal Code.

REZONE: to designate a portion of Block 1a as Block 1.

WATER SUPPLY ASSESSMENT: to evaluate the proposed DSP amendment

Location: Downtown Sunnyvale

File #: 2017-8047

Zoning: DSP

Applicant/Owner: City of Sunnyvale

Environmental Review (SCH # 2018052020): Adopt a resolution to make findings required by CEQA, certify the Environmental Impact Report (EIR), and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Project Planner: Michelle King, (408) 730-7463,

mking@sunnyvale.ca.gov

Principal Planner Michelle King and Kristy Weiss, representing David J. Powers and Associates, presented the staff report and a slide presentation.

Commissioner Howe asked if Transportation Demand Management Programs are required for residential developments. Assistant Director Andrew Miner stated that the City has a separate policy and set of guidelines for residential applications that must be met and the requirements are different than what is required of other types of development. Commissioner Howe confirmed with Assistant Director Miner that the City cannot require an applicant to develop rental units to ownership standards and that it is unknown if multi-family housing developments would be separately metered for water and electricity as there are no proposed projects to consider at this time. Commissioner Howe asked staff to explain the Redwood tree's proposed removal. Principal Planner King explained that if the tree is not removed, it would affect the configuration of the underground parking structure and the proposed layout for the expansion of Redwood Square.

Vice Chair Simons stated that the original Downtown Specific Plan (DSP) lacked quality landscape and pedestrian friendliness and the proposed changes to the DSP do not address landscape improvements. He commented on his interest in requirements to increase shade and limit tree selection to certain species. Principal Planner King responded that the pending proposed projects and changes to the DSP allow for robust tree planting and that he can recommend the creation of an urban forest plan with objectives such of robust tree planting and limiting plantings to certain species based on an approved list. Assistant Director Miner stated that the proposed changes to the DSP contain significant improvements to landscaping and noted that more, larger plantings can impact sidewalk and building sizes. Vice Chair Simons stated that large canopy trees often do not affect building frontages. Principal Planner King suggested adding language to policy B-3.5 about using significant-sized trees.

Commissioner Olevson commented that he would like Policy C-1.5 to remain the same so that the City has the authority not to follow the Santa Clara Valley Transportation Authority (VTA) standard for bicycle parking when it is in the City's best interest. He also stated in regard to Policy C-1.7 that staff should re-evaluate the need for Transportation Demand Management (TDM) programs for non-residential and multi-family residential developments of ten or more units as they are costly for developers. Assistant Director Miner stated that Policy C-1.7 is the City's current policy and added that it is different from TDM programs for other

developers and that the goal is to provide transportation options for tenants. Commissioner Olevson withdrew his objection to Policy C-1.7.

Commissioner Harrison asked staff to comment on the flexibility of converting office space to housing considering the recent COVID-19 pandemic. Assistant Director Miner stated this type of flexibility does not necessarily need to be added to the DSP at this time and that an applicant can file for a Development Agreement for staff to review the potential conversion. Director Trudi Ryan cautioned against too much housing and the importance of the preservation of retail opportunities. Commissioner Harrison stated her concern for the mass and bulk of some of the potential office buildings and asked if the Commission will review the Sunnyvale Municipal Code changes with regard to the DSP. Principal Planner King stated that most of direction on mass and bulk is contained in the DSP design guidelines and Assistant Director Miner added that the updated objective standards in the DSP were informed by the proposed projects that staff has reviewed. Director Ryan stated that the Commission is also reviewing a zoning code amendment with this agenda item that contains some standards such as setbacks.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Bicycle and Pedestrian Advisory Commission (BPAC) Chair speaking on his own behalf and on behalf of Livable Sunnyvale, urged the Commission to support them BPAC's recommendations and notable Livable Sunnyvale's support of BPAC's recommendations.

Jack Jones, resident of Sunnyvale and member of Sheet Metal Workers Local 104, spoke in support of the proposed DSP Amendment and Development Agreement with CityLine.

Eugene Law, resident of Sunnyvale and member of Sheet Metal Workers Local 104, spoke in support of the proposed DSP Amendment and Development Agreement with CityLine.

Jacob Miller, resident of Sunnyvale and member of Sheet Metal Workers Local 104, spoke in support of the proposed DSP Amendment and Development Agreement with CityLine.

Anthony Hernandez, resident of Sunnyvale and member of the International Brotherhood of Electrical Workers Local 332, voiced his support for the proposed

DSP Amendment and Development Agreement with CityLine.

Juan Gutierrez, organizer of Plumbers and Steamfitters Local 393 spoke in favor of the proposed DSP Amendment and Development Agreement with CityLine.

Michael Johnson, Executive Director of the Sunnyvale Downtown Association, voiced the organization's support for the proposed DSP Amendment and Development Agreements with CityLine and Kasik et al.

Dr. Gary Gold, Optometrist located in downtown Sunnyvale and Sunnyvale Downtown Association Board Member, spoke in support of the proposed DSP Amendment and Development Agreement with CityLine.

Assistant Director Miner announced that Draft DSP Figure 5-1 for Block 13 should read "Office/Commercial" and not just "Commercial".

Travis Duncan, representing applicant CityLine for Agenda Item 5, summarized CityLine's written comments following other Commissions' review of the DSP Amendment and stated CityLine's support of it.

Commissioner Olevson restated that he prefers for Policy C-1.5 to remain the same so that the City is not forced to follow the interests of the City of San Jose, the largest and most populous area in Santa Clara County. Mr. Duncan stated that CityLine would be able to meet the VTA standards and agreed with Commissioner Olevson's proposal for Policy C-1.5 to remain as it is presently.

Vice Chair Simons restated his basic concern for the trees selected to provide more shade and produce higher and larger canopies that do not block retail signage as some existing trees currently do. Mr. Duncan spoke in favor of Vice Chair Simons's goals for street trees and visible signage.

Chair Howard closed the Public Hearing.

Chair Howard asked for Vice Chair Simons's comments on Commissioner Olevson's concerns regarding the VTA standards. Vice Chair Simons responded that he would not support flexibility for a lower standard for bicycle parking as it would not be consistent with a pedestrian- and bicycle-friendly downtown. Commissioner Olevson appreciated Mr. Duncan and Vice Chair Simons's comments.

MOTION: Commissioner Howe moved to Recommend to the City Council Alternatives 2, 4, and 5 - (2) Adopt a Resolution as outlined in Alternative 1 with modifications to the Downtown Specific Plan, provided the modifications are within the scope of the environmental review; and (4) Introduce an Ordinance amending the Sunnyvale Municipal Code Chapters 19.28, 13.08, 19.46, and 19.82, as contained in Attachment 11 to the report; and (5) Introduce an ordinance to amend the Zoning Map for a portion of DSP Block 1a to DSP Block 1, as contained in Attachment 12 to the report.

The modifications proposed include revising Policy C-1.5 to allow flexibility with the VTA standards for bicycle parking when necessary to fit the City's needs or requirements; correcting the Draft DSP Figure 5-1 so that Block 13 reads "Office/Commercial" and not just "Commercial"; and revising Policy B-3.5 to require larger trees that provide more shade and bigger canopies.

Vice Chair Simons, Commissioner Olevson, and Chair Howard informally discussed the benefits and downsides of accepting the VTA standards for bicycle parking.

Chair Howard recognized the value of bicycle parking but stressed the importance of passing a vote for a recommendation to the City Council and withdrew the modification regarding VTA standards.

The new motion is as follows:

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion the motion to Recommend to the City Council Alternatives 2, 4, and 5 - (2) Adopt a Resolution as outlined in Alternative 1 with modifications to the Downtown Specific Plan, provided the modifications are within the scope of the environmental review; and (4) Introduce an Ordinance amending the Sunnyvale Municipal Code Chapters 19.28, 13.08, 19.46, and 19.82, as contained in Attachment 11 to the report; and (5) Introduce an ordinance to amend the Zoning Map for a portion of DSP Block 1a to DSP Block 1, as contained in Attachment 12 to the report.

The modifications are as follows:

- 1.) Update the Draft Downtown Specific Plan Figure 5-1 so that Block 13 reads "Office/Commercial" and not just "Commercial", as recommended by staff.
- 2.) Include a policy to B-3.5 of the Downtown Specific Plan for new and replacement street trees and trees on private property to be part of a robust, urban forest plan

with goals of maximizing tree size and using native, long-lived shade tree species. The trees selected should provide a greatly improved pedestrian realm and experience with engineered fill encouraged to support larger tree species in more spaces. Staff should also develop an approved list of tree species for the Downtown Specific Plan.

Commissioner Howe stated that the DSP Amendment is an excellent plan to move forward with in improving downtown and stated his belief that it can be done in a decent timeframe. He commended the staff and the applicants on the effort that produced the proposed DSP Amendment.

Vice Chair Simons stated that he will support the motion. He added that over time he has been disappointed with the architectural quality of developments and the inability to revise the landscaping requirements for trees at the correct time, stressing that certain trees and the ways in which they are planted can affect a development's success. He further remarked that the tree modification would make the DSP more useful and productive for all stakeholders, including the businesses.

Commissioner Harrison stated that she will support the motion. She noted staff's work with the applicants and the consultants over many years which resulted in cohesive and timely changes.

Commissioner Olevson stated that he will support the motion and can make the findings. He commended staff for transforming a diverse set of requirements into cohesive ones and notes his appreciation for the fact that the applicant would have a clear understanding of the requirements with the proposed changes to the DSP and be able to proceed in a timely manner toward improving downtown with development.

Chair Howard stated his support of the motion and thanked all stakeholders for their hard work on the issue, particularly thanking those who provided public comments. He recognized that although there are differences of opinion on how to proceed, everyone looks forward to the improvement of downtown.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Weiss

Recused: 1 - Commissioner Rheaume

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the August 11, 2020 meeting.

4. [20-0352](#) **Proposed Project:** Introduction of an Ordinance Approving and Adopting a **DEVELOPMENT AGREEMENT** between the City of Sunnyvale and Martin A. Kasik and Sharon K. Kasik, Trustees of The Kasik Family 1990 Living Trust (the "Kasik Trust"), Kelly Kasik (a/k/a Kelly Kasik Stahl), an individual ("KKS"), and Kerry Cathleen Kasik, an individual ("KCK")
File #: 2020-7216
Address: 100 Altair Way (APN 209-07-007)
Zoning: Current DSP Block 1a/Proposed DSP Block 1
Applicant / Owner: 100 ALTAIR LLC (affiliated with the Minkoff Group) (applicant) / Martin A And Sharon K Kasik Trustee (current owner)
Environmental Review: Environmental Impact Report
Project Planner: Trudi Ryan, tryan@sunnyvale.ca.gov

Director Trudi Ryan presented the staff report and a slide presentation.

Vice Chair Simons confirmed with Director Ryan that the unique paving from the building and into the street is more pedestrian friendly, connects people to and from the plaza, and allows the plaza to extend outwards during bigger events. Vice Chair Simons recommended advisory speed limit signs to ensure pedestrian safety and limit the speed of vehicles traveling around the corners of the building. Director Ryan stated that the Department of Public Works has reviewed the proposed project and worked with the developer to optimize the design and meet the needs of traffic and pedestrians. Assistant Director Miner stated that the design is tabletop paving which should slow down traffic.

Senior Assistant City Attorney Moon stated that staff revised the draft ordinance and

development agreement to correct minor typographical errors so that "Downtown Specific Plan" replaces "Moffett Park Specific Plan" and "FEIR" replaces "SEIR". She explained that any action should recommend adoption of the revised version.

Jennifer Renk, attorney representing applicant The Minkoff Group, reminded the Commission that it is currently considering just the Development Agreement.

Chair Howard opened the Public Hearing.

Rob Zirkle, architect with Brick representing applicant The Minkoff Group, provided information about the proposed project and gave a slide presentation. Dan Minkoff, representing The Minkoff Group, presented additional information about the proposed project and details regarding the Development Agreement.

Michael Johnson, Executive Director of the Sunnyvale Downtown Association, voiced the organization's support for the Development Agreement and the associated proposed project.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion to Recommend to City Council Alternatives 1 and 3 - (1) Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report); and (3) Recommend to City Council the Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and Martin A. Kasik and Sharon K. Kasik, Trustees of The Kasik Family 1990 Living Trust (the "Kasik Trust"), Kelly Kasik (a/k/a Kelly Kasik Stahl), an individual ("KKS"), and Kerry Cathleen Kasik, an individual ("KCK") (Attachment 2 to the Report).

The modification is as follows:

1.) Revise Attachment 2, Draft Ordinance and Development Agreement, to correct the typographical errors so that "Moffett Park Specific Plan" is replaced with "Downtown Specific Plan" and "SEIR" is replaced with "FEIR".

Commissioner Howe stated that he looks forward to considering the proposed project and noted that the Development Agreement belongs to the Office of the City Manager, Office of the City Attorney, City Council, and the developer.

Vice Chair Simons stated that the proposed project provides for safety and security of the plaza with glass overlooking the plaza, for example. He recommended installing signage to reduce vehicle speed over the tabletop paving to prevent pedestrians from injury while crossing the wide stretch of pavement. He commented that he wants the Development Agreement to move forward.

Commissioner Harrison stated her support for the motion and commented on her interest in placing office buildings exclusively closer to the Caltrain station instead of mixed use developments.

Commissioner Olevson stated that he will support the motion and noted his pleasure with the Development Agreement to help the proposed project proceed. He commented that the overview of the proposed project that the applicant presented indicate that the building will be very attractive and that he is looking forward to seeing the final design.

Chair Howard stated his support for the motion and his interest in reviewing the proposed project in greater detail.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Weiss

Recused: 1 - Commissioner Rheaume

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the August 11, 2020 meeting.

5. [20-0342](#) **Proposed Project:** Introduction of an Ordinance Approving and Adopting a **DEVELOPMENT AGREEMENT** between the City of Sunnyvale and STC Venture LLC (CityLine) and related entities: STC Venture Block B, LLC; STC Venture 200WA, LLC; STC Venture Block 3RWS, LLC, and STC Venture Block 6, LLC
File #: 2020-7182

Zoning: DSP Block 18

Applicant / Owner: STC Venture LLC (applicant/owner)

Environmental Review: Environmental Impact Report

Project Planner: Trudi Ryan, tryan@sunnyvale.ca.gov

Director Trudi Ryan presented the staff report and a slide presentation.

Commissioner Harrison asked Director Ryan about the methodology for distributing the Below Market Rate units among the lower income groups. Director Ryan explained that staff applied the City standard of 15% to the 525 base number of units to determine five percent allocated to the very local income group and ten percent to the low income groups. She further explained that 58 units are part of the Commercial Core bonus that could have been developed on Block 1a with the 35% state density bonus and 15% of those units were identified as affordable for the moderate income group. She added that City Council directed staff to explore a variety of affordable levels. Commissioner Harrison also asked why 96% of Redwood Square counted toward the park in-lieu fee. Director Ryan answered that the final calculation is a result of all the credits that the applicant received.

Chair Howard opened the Public Hearing.

Dave Hopkins, representing Sares Regis, and Deke Hunter, representing Hunter Storm, presented information about the proposed project and details regarding the Development Agreement with a slide presentation.

Commissioner Howe asked Mr. Hopkins if the individual housing units would be individually metered for electricity and water. Mr. Hopkins confirmed that that are individual meters for both utilities and that tenants would be tracked individually and pay according to their usage.

Michael Johnson, Executive Director of the Sunnyvale Downtown Association, voiced the organization's support for the Development Agreement and the associated proposed project.

Richard Mehlinger, representing Liveable Sunnyvale, endorsed the Development Agreement and the associated proposed project.

Joey Branzuela, member of Sprinkler Fitters Local 483, spoke in favor of the DSP Amendment, Development Agreement, and associated proposed project.

Xiomara Cisneros, representing Bay Area Council, encouraged the Commissioners

to recommend the Development Agreement and associated proposed project to City Council.

Eric Haynes, Business Representative of Sheet Metal Workers Local 104, spoke in favor of the DSP Amendment, Development Agreement, and associated proposed project.

Mike Serrone, representing Livable Sunnyvale, communicated the organization's support for the Development Agreement and the associated proposed project.

Rob Lister, resident of Sunnyvale, spoke in general support of the Development Agreement and the associated proposed project and noted his preference for more green space in Redwood Plaza.

Edmundo Escarcega, Business Representative for UA Local 393, urged the Commissioners to support the DSP Amendment, Development Agreement, and associated proposed project.

Gavin Lohry, representing Catalyze SV, communicated the organization's support for the Development Agreement and associated proposed project and noted the organization's recommendations for improvement.

David E. Segura, retired member of Sprinkler Fitters Local 483, spoke in favor of the DSP Amendment, Development Agreement, and associated proposed project.

Kat Wortham, Sunnyvale resident and representing the Silicon Valley Leadership Group, communicated her and the organization's support for the Development Agreement and associated proposed project.

Will Smith, Business Agent with International Brotherhood of Electrical Workers Local 332, urged the Commissioners to support the Development Agreement and associated proposed project.

Alex Shoor, Executive Director of Catalyze SV, advocated for Catalyze SV's recommendations for improvements to the proposed project and encouraged the Commissioners to support them.

Dylan Boldt, with Sprinkler Fitters Local 483, spoke in favor of the DSP Amendment, Development Agreement, and the associated proposed project.

Mr. Hopkins presented additional information about the Development Agreement and associated proposed project.

Commissioner Harrison asked the applicants if the construction phasing has changed considering the COVID-19 pandemic. Mr. Hopkins responded that Block 3 consisting of the existing Macy's building, Redwood Square Park, and the Redwood Square building have been identified as the most important to develop because it satisfies the Development Requirements of required housing and office space and would improve the surrounding uses. Mr. Hunter added that the Commission will review the changes they have made to the proposed project that are more sensitive to the current uncertain environment such as the creation of more open space and echoed the importance of Block 3 as an integral part of completing downtown.

Chair Howard closed the Public Hearing.

MOTION: Vice Chair Simons moved and Commissioner Howe seconded the motion for Alternatives 1 and 3 - (1) Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report); and (3) Recommend to City Council the Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and STC Venture LLC and related entities: STC Venture Block B, LLC; STC Venture 200WA, LLC; STC Venture Block 3RWS, LLC, and STC Venture Block 6, LLC (Attachment 2 to the Report).

The modifications are as follows:

- 1.) Specify that the approved list of tree species that staff will develop, as mentioned in the motion for Agenda Item 3 to supplement Downtown Specific Plan B-3.5, apply to the proposed project for this Development Agreement.
- 2.) Revise Attachment 2, Draft Ordinance and Development Agreement, to correct the typographical errors so that "Moffett Park Specific Plan" is replaced with "Downtown Specific Plan" and "SEIR" is replaced with "FEIR".

Vice Chair Simons commented that he can make the findings and that he has reviewed many versions of the DSP during his tenure on the Commission, noting his excitement if this version is implemented. He recognized others' issues with building height and noted that he is more comfortable with taller buildings if they are accompanied by nice, appropriate architecture and believes that it is appropriate for the cost of living and providing open space. He also indicated his sensitivity to tree

selection and landscaping because it affects the quality of developments and remarked on his enthusiastic support for this Development Agreement.

Commissioner Howe stated that he can make the findings and that the Development Agreement is largely between the Office of the City Manager, Office of the City Attorney, City Council, and the developer and is therefore glad that significant changes are not being made to it. Commissioner Howe added that the applicant's proposed project and past projects are of high quality and that he is looking forward to the opening of Whole Foods. He commended the applicant and staff on their work.

Commissioner Harrison stated that she will support the motion and that it will be a great endeavor.

Commissioner Olevson stated that he will support the motion, that he can make the findings, and that he thoroughly supports the highly qualified team of developers that have striven to improve downtown. He thanked the applicants and stated his interest in the proposed project moving through the process as quickly as possible.

Chair Howard stated that he will support the motion and can make the findings.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Weiss

Recused: 1 - Commissioner Rheaume

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the August 11, 2020 meeting.

Mr. Hunter thanked staff for their hard work and support.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS**-Commissioner Comments**

Commissioner Olevson asked why the Civic Center is not included in the Downtown Specific Plan. Director Trudi Ryan answered that staff decided to keep it in the El Camino Real Precise Plan when it was considering the boundaries of the Downtown Specific Plan.

-Staff Comments

Assistant Director Andrew Miner stated that on July 28, 2020 the City Council will consider the 18-unit townhome proposed project at 475 N. Fair Oaks Avenue and 585 and 595 Columbia Avenue that the Commission considered on June 22, 2020. He also thanked Director Trudi Ryan for her work on the Development Agreements and Principal Planner Michelle King for helping the Downtown Specific Plan-related work come to fruition.

ADJOURNMENT

Chair Howard adjourned the meeting at 11:58 PM.