

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 Rheume

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