

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [20-0684](#) SPECIFIC PLAN AMENDMENT: Amend the Downtown Sunnyvale Specific Plan
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

Michelle King, Principal Planner in the Community Development Department, gave a presentation on the Downtown Specific Plan (DSP) Amendment.

- Study started in 2018

- Council Directions to Study
- BPAC Focus
- New Downtown Specific Plan Framework
- Downtown Specific Plan Amendment
- Downtown Districts
- Changes to the Plan Area Organization
- DSP Goals Updated
- Goal B-3 - A Pedestrian-Oriented Environment
- C-1 - A Balanced Transportation System
- Design Guidelines Focus on Pedestrians
- Figure 3-3 - Pedestrian Priority Ways
- Figure 6-1 - Active Frontages
- Figure 7-2 - Existing Bikeways Map
- Figure 7-3 - Future Bikeway Map
- Zoning Code

Commissioner Oey commented and asked about the following:

- Pedestrian Loop
- Bike lockers

Commissioner Hafeman commented and asked about the following:

- Paid parking requirements
- Plans to change the street lighting

Ms. King, Andrew Miner, Assistant Director, Community Development Department and Chrissy Mancini, Consultant, addressed the comments.

Chair Mehlinger asked about closing Murphy Avenue to vehicle traffic and if closing streets to vehicular traffic was studied in the plan. Ms. King stated closing streets was not studied at this time.

Commissioner Mehlman commented and asked about the following:

- Green spaces for residents with pets
- Energy efficiency
- Public accommodations for restrooms

Ms. King addressed the comments.

Vice Chair Cordes asked for clarification on Figure 7-10 in regards to no on-street

parking on Murphy Avenue. Ms. King stated there will not be long term parking on Murphy Avenue.

Chair Mehlinger opened for Public Comment.

Travis Duncan, member of the Public, representing Cityline, provided updates on their plans to keep pedestrians and bicyclists safe on the interior of downtown. Mr. Duncan recommended to the BPAC to approve the DSP amendment to City Council.

Chair Mehlinger closed Public Comment.

Commissioner Oey commented on how he is in favor of Alternative 2.

Vice Chair Cordes commented on the following:

- No on-street parking
- Upgrade bike facilities
- Bicycle parking standards and requirements
- Unbundled parking
- Parking in-lieu fee
- No free parking
- Implement 15mph speed limits
- Table 7.9A: No curbside parking on McKinley Avenue
- Table 7.10: Class IIIB on Murphy Avenue between Washington Avenue and McKinley Avenue
- Table 7.11A: Upgrade Class III to Class IIIB
- Table 7.11B: Upgrade Class III to Class IIIB
- Table 7.11C: No parking on both sides and upgrade Class III to Class IIIB
- Recommends the bicycle parking standards upgraded to say per the National Association of City Transportation Officials (NACTO) Design Guidelines or as recommended by the Silicon Valley Bicycle Coalition of one Class I parking bicycle parking space per bedroom for residential and one Class II parking space for every ten Class I parking spaces for guests
- Recommends one Class I parking space for employees for every 5,000 square feet of commercial space and one Class II for every 5,000 square feet of retail space
- Supports encouraging developers to unbundle parking costs
- Create parking in-lieu fee system where people who don't drive are reimbursed for not having a parking space
- Include a requirement that there is no free parking. All parking must be charged in

some form

- Design streets for 15 MPH speed limits

Commissioner Hafemen commented on the following:

- Pedestrian crossing at intersection of Evelyn Avenue/Frances Street
- Bike facility near Redwood Square
- Concerns with Class III Bicycle Route on Washington Avenue

Commissioner Mehlman commented on the following:

- Table 7.8: Upgrade Frances Street to a Bike Boulevard
- Traffic Calming measures

Commissioner Mehlinger commented on the following:

- Plan should state active transportation instead of alternative transportation
- Parking removal
- No street parking on Evelyn Avenue
- No private vehicles on Murphy Avenue from Washington Avenue to Evelyn Avenue
- Pedestrian Scramble at the intersection of Evelyn Avenue and Frances Street
- Reduce on-street parking
- Concerned with having Class II Bike Lanes and Class II Buffered Bike Lanes on Mathilda Avenue
- Improvements for Pedestrians on Mathilda Avenue intersections

Commissioner Oey commented on the following:

- Eliminate all street level parking on the DSP
- No free parking
- Bus stops at Caltrain Station
- Reduce Vehicle Miles Traveled

MOTION: Chair Mehlinger moved and Commissioner Mehlman seconded to approve Alternative 2, with the following modifications:

1. Remove all on-street parallel parking, except ADA parking spaces
2. Upgrade all Class III Bicycle Route to Class IIIB Bicycle Boulevard
3. Upgrade Iowa Avenue from Mathilda Avenue to Taaffe Street to Class IV Separated Bikeway on the north side of the street; from Taaffe Street to Sunnyvale

Avenue to Class IV Separated Bikeway on the north side of the street, and to Class IIB buffered bicycle lane on the south side of the street.

4. Upgrade Bicycle Parking standards and requirements to current National Association of City Transportation Officials (NACTO) Design Guidelines

5. Design streets for 15 MPH speed limits

6. Prioritize on safe intersection design along Mathilda Avenue, Evelyn Avenue, Taaffe Street, and Sunnyvale Avenue

7. Provide specific attention to Evelyn Avenue and Frances Street pedestrian crossing (i.e. upgrade to scramble intersection, HAWKs)

8. Add Class IIB Bicycle Boulevard on McKinley Avenue between Mathilda Avenue and Sunnyvale Avenue

FRIENDLY AMENDMENT: Commissioner Mehلمان proposed a friendly amendment to the motion to add Modification #9 Accommodations to be made for installation of electric mobility device charging stations. Chair Mehlinger accepted the friendly amendment.

AMENDMENT: Vice Chair Cordes moved and Commissioner Oey seconded an amendment to the motion to add Modification #10 To require no free public parking within the district.

The amendment carried the following vote:

Yes 7 - Chair Mehlinger
Vice Chair Cordes
Commissioner Davé
Commissioner Hafeman
Commissioner Mehلمان
Commissioner Oey
Commissioner Swail

No 0

AMENDMENT: Vice Chair Cordes moved and Commissioner Oey seconded an amendment to the motion to add Modification #11 To require all parking be unbundled within the district, except owner occupied.

The amendment failed by the following vote:

Yes 2 - Vice Chair Cordes
Commissioner Oey

No 3 - Chair Mehlinger
Commissioner Hafeman
Commissioner Swail

Abstain 2 - Commissioner Davé
Commissioner Mehlman

AMENDMENT: Vice Chair Cordes moved and Chair Mehlinger seconded an amendment to the motion to add Modification #11 To strongly recommend that all parking, both residential and commercial, be unbundled within the district except owner occupied.

The amendment carried the following vote:

Yes 7 - Chair Mehlinger
Vice Chair Cordes
Commissioner Davé
Commissioner Hafeman
Commissioner Mehlman
Commissioner Oey
Commissioner Swail

No 0

The amended motion carried by the following vote:

Yes 7 - Chair Mehlinger
Vice Chair Cordes
Commissioner Davé
Commissioner Hafeman
Commissioner Mehlman
Commissioner Oey
Commissioner Swail

No 0

4. [20-0684](#) SPECIFIC PLAN AMENDMENT: Amend the Downtown
Sunnyvale Specific Plan
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

Commissioner Davé motioned to reconsider agenda item 20-0684 and Chair Mehlinger seconded it. The motion carried by General Consent.

AMENDMENT: Commissioner Hafeman motioned and Chair Mehlinger seconded a motion to add in the approved motion Modification #1 to state "Remove all on-street parallel parking, except Americans with Disabilities Act (ADA) accessible parking spaces, pickup/drop-off spaces, and short term parking spaces"

The amended motion carried the following vote:

Yes 7 - Chair Mehlinger
Vice Chair Cordes
Commissioner Davé
Commissioner Hafeman
Commissioner Mehlman
Commissioner Oey
Commissioner Swail

No 0



City of Sunnyvale

Meeting Minutes - Draft

Sustainability Commission

Monday, July 20, 2020

7:00 PM

Telepresence Meeting: City Web Stream

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [20-0688](#) SPECIFIC PLAN AMENDMENT: Amend the Downtown Sunnyvale Specific Plan
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

Council liaison, Mayor Larry Klein, stated he owns property in the vicinity of the Downtown, recused himself, and turned his video off to listen to the meeting as a member of the public at 9:05 p.m.

Michelle King, Principal Planner, Trudi Ryan, Director of Community Development, and Andy Miner, Assistant Director of Community Development, assisted by a consultant team, presented on the amendments proposed to the Sunnyvale Downtown Specific Plan (DSP). City staff described how the amended DSP prioritizes high-density mixed-use development and highlighted other sustainability elements.

Chair Paton opened the public hearing.

Travis Duncan of Sares Regis Group, the developer working on the CityLine project, provided comments in support of the proposed amendments to the Downtown Specific Plan. He highlighted the sustainability aspects of the CityLine project and its alignment with the City's Green Building Program.

Josh Rupert of Hunter Storm, a commercial development group, highlighted the sustainability aspects of their projects in the downtown area, including transportation demand management, improved bicycle infrastructure, and enhanced electric vehicle charging infrastructure.

Chair Paton closed the public hearing.

The Commission supported the high-density housing development proposed in the Plan to facilitate transit-oriented development, which is aligned with CAP Play 3.1.

Commissioner Joesten moved, and Commissioner Kunz seconded, a motion to recommend Alternative 2 to the City Council to approve the amended Downtown Specific Plan as it relates to sustainability with the following proposed modifications:

- (1) Enhance opportunities for electric vehicle charging infrastructure, with a focus on DC fast chargers;
- (2) Suggest promoting additional shared parking as a public benefit in section 5.2.C3 to further discourage single-occupancy vehicles;
- (3) Prioritize implementation of parking strategies, such as paid parking, in the downtown area, per CAP Move 3.B;
- (4) Preserve natural and heritage resources during project development review;
- (5) Consider encouraging bicycle parking facilities;
- (6) Consider transportation demand management programs for downtown employers;
- (7) Ensure that all new development is aligned with most recent City policies to incentivize or prioritize all-electric buildings; and
- (8) Incorporate references to specific Plays from the Climate Action Playbook into the Downtown Specific Plan.

The motion carried by the following vote:

Yes: 6 - Chair Paton
Vice Chair Wickham
Commissioner Joesten
Commissioner Kunz
Commissioner Padgett
Commissioner Srinivasan

No: 0

Council liaison, Mayor Larry Klein, turned his video back on at 10:48 p.m.



City of Sunnyvale

Action Summary Heritage Preservation Commission

Wednesday, July 22, 2020

7:00 PM

Telepresence Meeting: City Web Stream

SPECIAL TELECONFERENCE NOTICE

PUBLIC HEARINGS/GENERAL BUSINESS

- 3. 20-0676 SPECIFIC PLAN AMENDMENT:** Amend the Downtown Sunnyvale Specific Plan
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

Commissioner Caroompas recused himself from hearing the item because of property owned near the Downtown Specific Plan boundary.

MOTION:

Commissioner Wu moved and Commissioner Hopkins seconded for Alternative 1: Recommend to the City Council to a) Certify the Environmental Impact Report (see link in Attachment 1 to the report), b) Make the Findings Required by the California

Environmental Quality Act and Approve a Statement of Overriding Considerations for the relocation or removal of one of the trees included the Heritage Grove, a City Heritage Resource, (Attachment 4 to the report), c) Approve a Mitigation Monitoring and Reporting Program (MMRP) for the DSP amendments and future development projects as they pertain to Heritage Resources, and d) Approve the amended Downtown Specific Plan as it relates to Heritage Resources, with the following additional conditions:

- 1) Review and address the Sunnyvale Historical Context Statement in the project.
- 2) Make best efforts to reach out to the Vargas family to notify them of the project.

Motion carried by the following vote:

Yes: 5 - Chair Larsen

Vice Chair Holthaus
Commissioner Gaudenti
Commissioner Hopkins
Commissioner Wu

No: 0

Absent: 1 - Commissioner Cadouri

Recused: 1 - Commissioner Caroompas

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 how the ask 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 they 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.