

REPORT TO COUNCIL

SUBJECT

Related actions on the Lawrence Station Area Plan and Environmental Impact Report (2013-7653)

1. Adopt a Resolution to:
 - Certify the EIR; Make the Findings Required by the California Environmental Quality Act; Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - Adopt the Water Supply Assessment
 - Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation; and Update the General Plan Map to Reflect the Lawrence Station Area Plan Area;
 - Adopt the Lawrence Station Area Plan, with Modifications;
 - Adopt the Lawrence Station Area Plan Incentives and Development Cap Administrative Regulations.
2. Introduce an ordinance to:
 - Add Chapter 19.35 (Lawrence Station Area Plan District) to Title 19 (Zoning) to the Sunnyvale Municipal Code;
 - Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan (LSAP) District; and
 - Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation), and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station Area Specific Plan

SUMMARY OF NOVEMBER 14, 2016 PLANNING COMMISSION ACTION

On November 14, 2016, the Planning Commission considered the Lawrence Station Area Plan (LSAP) and unanimously recommended that Council certify the EIR, adopt the Water Supply Assessment, create the Lawrence Station Area Plan General Plan and Zoning designations, and adopt the Lawrence Station Area Plan and incentive program and development cap (see Attachment 22 for Planning Commission minutes).

Seven individuals spoke on the item at the hearing, including representatives of the ownership of the Calstone/Peninsula Building Materials site, representatives of the Silicon Valley Leadership Group and the Friends of Caltrain, an owner of property at the corner of Reed and Willow Avenues, and members of the public. Overall input was to support the LSAP, with concerns about traffic, the potential for an eco-district, and requests for a more residential focus for the area.

Yamaoka Property. The owner of three of the four properties at 1155-1165 Reed Avenue and 1164 Willow Avenue (at the corner of Willow and Reed Avenues) has requested the three properties be

excluded from the Plan area in order to be considered for residential uses instead of the proposed Office and Retail designation (see letter from Larry Yamaoka on page 25 of Attachment 20). This block was designated for office and retail uses rather than residential for the following reasons:

- An initial goal of the Plan has been to provide retail options at this location for the existing residential neighborhood south of the tracks;
- The potential expansion of Lawrence Expressway as part of the grade separation project by the County could result in expanding the right-of-way for the expressway, and it is more difficult to relocate residents than commercial uses for that purpose;
- There are four properties in the block with the O-R designation, and it would not be feasible to exclude one property from the block;
- The property immediately adjacent to Lawrence Expressway is owned by a different entity and is most likely to be impacted by the expressway widening.

Adoption of the LSAP will not preclude a future change in land use designation for these properties. An applicant could propose an amendment to the LSAP to consider a different land use designation. A future effort would require public outreach (including the owner of one of the properties in the block), study of the impact from the potential expressway widening, and review of the effect on the development cap for the LSAP. The Planning Commission did not make any recommendation to modify or consider future modifications to the LSAP regarding the Yamaoka site. With a focus on housing opportunities locations, we have included a policy alternative for the City Council to consider if it would like to initiate further study, and later, review; however, if there is interest, there is no need to delay consideration of the LSAP as proposed.

The Report to Planning Commission, which describes the background and details of the LSAP and the recommended actions, can be found in Attachment 1.

ALTERNATIVES

1. Adopt a Resolution (Attachment 4 to this report) to:
 - a. Certify the EIR; Make the Findings Required by the California Environmental Quality Act; Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - b. Adopt the Water Supply Assessment
 - c. Make the findings and amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation; and Update the General Plan Map to Reflect the Lawrence Station Area Plan Area;
 - d. Adopt the Lawrence Station Area Plan, with Modifications (Attachment 7 of this report);
 - e. Adopt the Lawrence Station Area Plan Incentives and Development Cap Administrative Regulations.
2. Introduce an ordinance (Attachment 5 of this report) to:
 - a. Add Chapter 19.35 (Lawrence Station Area Plan District) to Title 19 (Zoning) to the Sunnyvale Municipal Code;
 - b. Make the findings and Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan District; and
 - c. Make the findings and Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation), and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station

Area Specific Plan.

3. Initiate consideration of residential uses on the Yamaoka property which would allow the property owner to submit and LSAP amendment application.
4. Modify any of the above alternatives or provide direction for changes to any of the above alternatives.
5. Do not adopt the Lawrence Station Area Plan and provide direction to staff on necessary revisions.
6. Do not Certify the Environmental Impact Report and provide direction on necessary revisions.

STAFF RECOMMENDATION

Alternatives 1 and 2:

1. Adopt a Resolution (Attachment 4 of the report) to:
 - a. Certify the EIR; Make the Findings Required by the California Environmental Quality Act; and Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - b. Adopt the Water Supply Assessment;
 - c. Make the findings and amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation and Update the General Plan Map to Reflect the Lawrence Station Plan Area;
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 - c. Make the findings and Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation); and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station Area Specific Plan.

The Lawrence Station Area Plan (LSAP) has been developed with the goal to provide a comprehensive plan that is supported by the proximity to a train station. The current use of the train station is primarily employees of local businesses and ridership is relatively low compared to other stops along this Caltrain line. The LSAP will encourage higher ridership through additional business development and additional residential development. The incentive zoning will allow more development in exchange for beneficial site features (e.g., higher green building standards) and increased community benefits (e.g., public open space, higher numbers of affordable housing units, loop road, bicycle and pedestrian pathways, etc.). The LSAP is reflected in the draft update to the Land Use and Transportation Element of the General Plan. Staff recommends certification of the EIR and approval of the LSAP and all related actions.

Prepared by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director, Community Development

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. **Report to Planning Commission, November 14, 2016**
2. Study Issue Paper
3. Feasibility study 2009
4. Resolution to Certify the EIR and related actions, and Adopt the Lawrence Station Area Plan with related actions, with exhibits
5. Ordinance to Amend Title 19 (Zoning) and amend the Precise Zoning Plan Map, with exhibits
6. Draft Lawrence Station Area Plan and Appendices
7. Redline version of LSAP and List of Recommended Modifications to the Lawrence Station Area Plan
8. Development history map
9. Phase 1 LSAP study, 2011
10. RTC for City Council regarding preferred alternative
11. Text of Policy 1.1.9, Sustainable Development and Green Buildings
12. Summary of Notice of Preparation for EIR
13. Links to the Draft Environmental Impact Report and Appendices (Links for chapters are located directly beneath "The Station Plan is now available for review")
14. Links to the Final Environmental Impact Report
15. Mitigation Monitoring Reporting Program
16. Planning Commission minutes from public comment period June 27, 2016
17. Link to the Lawrence Station Area Plan Webpage
18. LSAP Vision and Guiding Principles
19. Lawrence Station Area Plan District Map
20. **Public Comments (includes updates since PC hearing)**
21. Water Supply Assessment

Additional Attachments for Report to Council

22. Excerpt of Planning Commission Minutes, November 14, 2016