



File #: 19-0750, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: To consider a Public Engagement Plan that allows for a preparation of a Village Center Precise Plan for four properties totaling 7.81 acres.

Location: Street 102-166 E. Fremont Ave. (APNs: 309-01-002, 006, and 009) and 1300 Sunnyvale Saratoga Rd (APN: 309-01-007)

File #: 2018-7632

Zoning: Neighborhood Business with a Planned Development Combining District (C-1-PD)

Applicant / Owner: True Life Companies/Fremont Corners, Inc Et Al, Gahrahmat Family Lpii LP, Au Energy LLC (owner)

Environmental Review: Exempt from further environmental review pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).

Project Planner: Cindy Hom, (408) 730-7411, Chom@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on July 8, 2019.

The Planning Commission voted 6-0 (with Commissioner Howe recusing) to recommend to Council the Public Engagement Program (PEP) with modifications as follows:

- Public outreach to include the northeast corner of the Fremont Corners Village Center boundary to help streamline outreach efforts.
- Conduct one public outreach meeting with the Planning Commission.

The Planning Commission recommendation to include the northeast corner in the outreach was intended to reduce “outreach fatigue” for interested community members. Staff is recommending that property owners and residents within 1,000 feet of that corner be included in the outreach efforts, however, as there is no applicant for the northern site, it could be premature to capture thoughts on development criteria for a village center at that location. If an application is received for the northern site while the southern site is being planned, staff recommends that the north site applicant coordinate outreach efforts with the southern site applicants, and where appropriate consolidate engagement efforts for the two sites; this coordination should be reflected in the north site PEP. The PEP (Attachment 7) has been revised to add a note to the map on page 5 reflecting the additional community members to be included.

Staff concurs that an outreach meeting with the Planning Commission is a valuable addition to the PEP and has amended the PEP (see page 7 of PEP, Attachment 7) include this addition.

Minutes are included in Attachment 8. The Commission also provided specific feedback on tree shading and ideas to make the village as pedestrian friendly as possible to be included in policies

and/or design guidelines of the Village Center Precise Plan.

Several members of the public spoke in support of the PEP and some requested consideration of an increased density. Several comments included an interest in an expedited process. Similar comments were provided in letters submitted to staff, which are included in Attachment 9.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Approve the Public Engagement Program (Attachment 7 to the report) and find that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).
2. Approve Public Engagement Program with modifications and find that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).
3. Continue the item and provide direction on desired revisions.
4. Do not approve the Public Engagement Program and provide direction on how to address items that are missing or incomplete.

STAFF RECOMMENDATION

Alternative 1: Approve Public Engagement Program (Attachment 7 to the report) and find that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).

Staff finds the proposed PEP consistent with the Community Engagement and General Plan goals and policies and with the objectives laid out in the brochure prepared by Community Development. This is the first Public Engagement Plan prepared in the City, and it appears to be a thorough and complete document. Lessons will be learned throughout the engagement process that may result in adjustments to the PEP to be most effective. Staff will continue to monitor the effectiveness of the PEP throughout the process and will ensure it meets the City goals of providing extensive outreach to and engagement with the community.

Success of the PEP will be evidenced by the quality of participation as the Fremont Corners Village Center Precise Plan moves forward - not necessarily by unanimous agreement of the final product. The City Council, with a recommendation by the Planning Commission, will be the final authority on the Village Center Precise Plan, considering the input from all parties.

Prepared by: Cindy Hom, Associate Planner
Reviewed by: Noren Caliva-Lepe, Principal Planner
Reviewed by: Andrew Miner, Assistant Community Development Director
Reviewed by: Trudi Ryan, Community Development Director
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 19-0509, July 8, 2019 (without attachments)
2. Map of Village Centers in Land Use and Transportation Element
3. Key General Plan Goals and Policies
4. Council Policy 7.2.1 Community Engagement
5. Map of Subject Village Center
6. Public Engagement Program brochure
7. Public Engagement Program (amended for City Council)

Additional Attachments for Report to Council

8. Excerpt of Draft Minutes of the Planning Commission Meeting of July 8, 2019
9. Public Comment Letters