



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0724, Version: 1

REPORT TO COUNCIL

SUBJECT

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

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on July 27, 2020.

There were 14 members of the public who spoke on this item, all in support of the Development Agreement/Project. Once speaker expressed concern with the lack of greenery shown on renderings of Redwood Square; the final design of Redwood Square will be considered through a Special Development Permit at future hearing. Another speaker urged the Planning Commission to recommend a higher number of housing units and level of affordability.

The Planning Commission voted 5-0 (one Commissioner absent, one recused) in accordance with the staff recommendation (in summary) to:

- Make the Findings for the Development Agreement
- Introduce an Ordinance Approving and Adopting the Development Agreement

The Planning Commission also included a recommendation to:

- Specify that the approved list of tree species that staff will develop, as mentioned in the motion for update to the Downtown Specific Plan (Policy B.3.5), apply to the proposed project for this Development Agreement.

Draft minutes of the Planning Commission hearing can be found in Attachment 8. Comment letters on this application are located 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, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report).
2. Do not make the findings required by Resolution No. 371-81.
3. Find that the Project is within the scope of the Downtown Specific Plan Environmental Impact Report and Introduce 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).
4. Do not introduce the Ordinance and provide direction to the staff and developer on desired modifications.

STAFF RECOMMENDATION

Alternatives 1 and 3: (1) Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report); and, (3) Find that the Project is within the scope of the Downtown Specific Plan Environmental Impact Report and Introduce 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).

This Development Agreement presents an opportunity to support and encourage build-out of a major component of the City's downtown core. The mix of proposed land uses will contribute to a vibrant downtown, and with subsequent approvals for site plan, architecture and operations, support the vision "with a variety of destinations in a pedestrian-friendly environment." Other City goals and policies are supported including additional housing (including a buildout achievement of 11.5% as income restricted affordable units), supporting higher density near transit, reducing reliance on natural gas, and ensuring that development provides appropriate improvements or resources to help meet the city's future infrastructure and facility needs. Incentives for earlier development may result in quicker increases in general fund revenues to support City services.

As part of the City Council action on the update to the Downtown Specific Plan, staff has developed alternative language to the Planning Commission recommendation on trees (B.3.5); the alternative language emphasizes the desire for shade trees however is less focused on native species as requested by the Planning Commission. Whether the City Council adopts the Planning Commission recommended change, or the staff recommended change, this development would need to comply with the adopted policies and design guidelines in the Downtown Specific Plan and no modifications are needed to the Development Agreement.

Prepared by: Trudi Ryan, Director, Community Development
Reviewed by: Connie Verceles, Assistant to the City Manager
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 20-0342, July 27, 2020 (*without attachments*)
2. Draft Ordinance and Development Agreement (*updated for Report to Council*)
3. Planning Commission Recommended Findings

4. Vicinity Map
5. Relevant City Policies
6. Link to EIR and other Downtown Documents
7. Resolution No. 371-81

Additional Attachments for Report to Council

8. Excerpt of Draft Minutes of the Planning Commission Meeting of July 27, 2020
9. Public Comment Letters