



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0725, Version: 1

REPORT TO COUNCIL

SUBJECT

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

SUMMARY OF COMMISSION ACTION

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

There was one member of the public who spoke on this item, and he spoke in support of the Development Agreement/Project.

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

Draft minutes of the Planning Commission hearing can be found in Attachment 8.

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 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).

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 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).

Staff recommends approval of the Development Agreement. The project would support community expectations for greenhouse gas reduction and an enhanced pedestrian environment in the downtown. The site is appropriate for additional office development due to proximity and easy access to the Caltrain station and the VTA bus transfer area across from Plaza del Sol. Employees at the site will also help support downtown businesses.

Prepared by: Trudi Ryan, Director, Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 20-0352, 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 Policy
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