

PUBLIC HEARINGS/GENERAL BUSINESS

3. 20-0263

Proposed Project: Related applications on a 40.5 acre site:

MAJOR MOFFETT PARK SPECIAL DEVELOPMENT

PERMIT: Two new five-story R&D office buildings of 1,041,890 square feet resulting in 60 percent Floor Area Ratio (FAR). The existing 710,381 square feet of office & manufacturing buildings will be demolished.

TENTATIVE MAP: Merge ten existing parcels and create two new parcels.

Location: 360 W. Caribbean Drive (APNs: 110-26-020, 021, 022, 023, 025, 027, 028, 029, 030, 031)

File #: 2017-8042

Zoning: Moffett Park Industrial (MP-I) & Moffett Park Transit Oriented Development (MP-TOD)

Applicant / Owner: Google LLC (applicant) / Google Inc. (owner)

Environmental Review: Transportation Environmental Impact Report and Statement of Overriding Considerations and Mitigation Monitoring and Reporting program

Project Planners: Michelle King, (408) 730-7463, mking@sunnyvale.ca.gov and Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov

The Commissioners unanimously agreed to consider Agenda Item 2 at the end of the meeting in the interest of those in the audience.

Commissioner Rheaume recused himself due to a financial conflict of interest.

Principal Planner Shaunn Mendrin presented the staff report and noted minor modifications to the Recommended Conditions of Approval. Alex Jewell, representing consultant Kimley-Horn, presented the environmental review portion of the staff report.

Commissioner Howe commented on the importance of the accessibility of the 18 on-site parking spaces that would be dedicated to the Bay Trail. He cited the Juniper Networks project's parking that successfully encourages public transportation and the Yahoo project's dedicated Bay Trail parking that is inaccessible and under-used. Assistant Director Andrew Miner suggested that Commissioner Howe ask Google to clarify the intent of the parking spaces.

Chair Howard appreciated Commissioner Howe's Bay Trail parking concerns.

Commissioner Harrison asked if this is the largest parking deviation ever requested. Assistant Director Miner stated that it is one of the largest but that there is a robust bus program planned, adding that the trend is to request parking deviations with the argument that more people are using public transportation. Commissioner Harrison asked what part of the proposed project is considered the front yard. Assistant Director Miner answered that the proposed project has 3 front yards which is why staff approves of the generator's proposed location.

Vice Chair Simons commented on the difficulty of controlling parking issues that arise after a project has been approved and asked staff to consider appropriate signage and stenciling for the proposed project's dedicated Bay Trail parking to ensure its accessibility and usefulness. He also asked what flood requirements the generator meets.

Chair Howard opened the Public Hearing.

Michelle Kaufmann with Google, Linus Saavedra with Bjarke Ingels Group and Chi-Tsai Liu with OLIN Landscape Architecture presented images and information about the proposed project.

Commissioner Howe asked Josh Mello, representing Google, for his thoughts on how the Commission can ensure that the 18 on-site parking spaces are accessible to the Bay Trail. Mr. Mello recommended any condition allow Google and staff to determine the exact location but specify that the parking should have direct pedestrian access to the Bay Trail entrance points. Commissioner Howe confirmed with Mr. Mello that Google does not plan to require identification to park at the property and that they are amenable to updating the Commission on the Bay Trail parking plans after they have been finalized.

Vice Chair Simons stated his concern for the site's long-term landscaping and a potential slower growth rate for the 36-inch box trees and larger. Ms. Liu stated that the larger-sized trees are needed to clear pedestrian and vehicle traffic and Ms. Kaufmann added that the site would be a mix of smaller, faster growing trees and larger, slower growing trees. Vice Chair Simons stressed the importance of Google's attention to the size of the trees planted and how they are planted to secure their longevity. Vice Chair Simons confirmed with Ms. Kaufmann that the generator placement is in the 100-year floodplain. He also stated his opinion that a Study Session would be an adequate forum for Google to share the finalized Bay Trail parking plans.

Commissioner Howe clarified that Google's report on the final Bay Trail parking is voluntary and is independent of any future decisions. He agreed that a Study Session would be appropriate. Assistant Director Miner stated that staff can inform the Commission or a Study Session can be held if there is more significant information to share.

Vice Chair Simons confirmed with Ms. Kaufmann and Mr. Saavedra that the buildings would have diamond patterns of two sizes and that the diamonds would be made of the same material as the sample that was submitted for the Commission's review. Ms. Kaufmann and Mr. Saavedra added that the material type, its transitional element, and the large area that the material would cover would sufficiently mask flaws that might occur to it over time.

Chair Howard clarified the sizes and scales of the two diamond patterns with Ms. Kaufmann and Mr. Saavedra. Ms. Kaufmann further remarked that the shades would block the sun for those inside the building but at the same time allow them to see outside the building.

Commissioner Harrison asked Google to explain the Santa Clara Valley Water District's (SCVWD) timeline for improving the Bay's West Channel in relation to the proposed project's timeline. Joe Howard, representing H. T. Harvey & Associates, responded that SCVWD's project is at least a year away from completion. Commissioner Harrison also asked what would happen in the event of a major flood. Peter McDonnell, representing Sares Regis, answered that the Channel would perform as it currently does as improvements would begin in 2021 but would not be completed until 2022. Mr. McDonnell added that construction would take place around the Channel during 2021.

Commissioner Weiss asked Google about the large parking deviation when an approximate 8,000 more daily trips are expected. Ms. Kaufmann stated that the purpose is to reduce the number of single vehicles and promote alternative methods of transportation, adding that Google is also investing in the future of transportation. Commissioner Weiss confirmed with Ms. Kaufmann that carpools and vanpools would be given priority parking. Commissioner Weiss also asked about the effect of reduced parking at other Google campuses and if Google regularly promotes telecommuting and flexible work schedules. Mr. Mello stated that less than half of the employees at Google's Sunnyvale campuses drive to work alone and approximately 12 percent telecommute.

Daryl Winslow, Sunnyvale resident, expressed her concern for the expected increase in traffic to the site and her interest in how Google will address it.

Mr. Mello and Ms. Kaufmann presented additional information about the proposed project.

Vice Chair Simons commented that Light Rail is under-used because it is slow and not a mode of transportation priority. He asked Mr. Mello if Google can give incentives to those who use Light Rail. Mr. Mello responded that Google's Sunnyvale campuses have a higher public transportation ridership rate than the Mountain View campus because of Light Rail and that Google regularly meets with Valley Transportation Authority (VTA) to discuss speed and frequency for the bus and Light Rail systems. Vice Chair Simons further remarked that it would benefit Google to analyze the potential maximum throughput of people if VTA changes take place and observed that VTA and the City will require support to improve Light Rail's functionality.

Chair Howard stated that transit quality influences the chosen mode of transportation which then either increases or decreases the number of cars on the road.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 1- Adopt a resolution certifying the Transportation EIR, adopting the Statements of Overriding Consideration, and adopting the Mitigation Monitoring and Reporting Program as contained in Attachments 4 and 5 of the report; and Alternative 3 - Approve the Major Moffett Park Special Development Permit as

indicated in the Site and Architectural Plans in Attachment 6 of the report and Tentative Map in Attachment 7 of the report, Findings of Approval in Attachment 8 of the report and Conditions of Approval in Attachment 9 of the report with the following changes:

1. Accept the revised Recommended Conditions of Approval PS-7, BP-19, EP-7 and PF-3 that staff submitted to the Commission prior to the hearing.

2. Modify Recommended Condition of Approval PF-3 to read as follows:

Bay Trail Parking Agreement:

Prior to occupancy of the first office building, the developer shall enter into a parking agreement with the City permitting public parking restricted to weekday evenings (5:00 p.m. to sunset) and weekends for public access to the Bay Trail.

a. The public parking area shall comply with the Americans with Disabilities Act (ADA-compliant). Prior to final occupancy, the property owner shall provide an ADA compliance report to the satisfaction of the City Engineer.

b. Public parking for Bay Trail use shall be provided at the 200 W. Caribbean site or in a location that has immediate access to the Bay Trail and shall grant pedestrian access to the crosswalk across Caribbean Drive at the new Caribbean Drive intersection west of the Channel. The project shall allow a minimum of 18 on-site parking spaces for public use for access to the Bay Trail. The final location (or alternative meeting the intent of the MPSP and this condition) shall be approved by the Director of Public Works in consultation with the Director of Community Development.

c. The property owner shall be responsible for enforcement. Appropriate signs and parking space stenciling shall be installed and included in the parking management plan, subject to review and approval by the Director of Community Development.

[COA] [Planning/Public Works]

Commissioner Howe stated that it is a good proposed project that would result in positive community benefits and that Google's willingness to provide the community benefits has been outstanding. He added that he can make the findings, accepts the Statements of Overriding Consideration as part of the motion and hopes the motion passes.

Vice Chair Simons stated that he can make the findings and supports the Statements of Overriding Consideration. He complimented Google for incorporating the Commission's input early in the process and stated that he is pleased overall with the landscaping plans. He added his support for the motion and stressed the value of public review of landscaping plans and landscaping that ensures long-term

success and usefulness.

Commissioner Harrison stated that she will support the motion and that she appreciates the architecture and the repeated materials and how they would be used. She also recognized the large scale of the proposed project that provides office space, contributes to the community benefit, and supports the activities around it such as biodiversity. She also stated her appreciation for the on-site parking dedicated for Bay Trail use and the naturalization of the West Channel, which is her favorite aspect of the proposed project.

Commissioner Weiss stated that it has been a pleasure to work with Google in the Study Sessions and that their responsiveness, explanations, innovative approach and attempts to try new things are appreciated. She stated that the buildings are beautiful and would enhance Sunnyvale's image and stated her belief that people would enjoy working there. She encouraged the Commissioners to support the motion.

Commissioner Olevson acknowledged Google's communication during the Study Session and their willingness to incorporate the Commission's suggestions into the proposed project. He added that this type of collaboration is integral to improving Sunnyvale. He stated that he met with Google for an update and that he does not have any concerns since the Study Session or that meeting. Commissioner Olevson stated that he likes the unique design and the buildings' step-down transition to the Bay that would improve the experience for those on the Bay Trail. He further remarked that he will support the motion and noted that it is a great project that he is looking forward to seeing constructed.

Chair Howard stated that he will support the proposed project and can make the findings. He noted Google's constructive engagement with the public throughout the process and stated that the buildings are beautiful, adding that it will be interesting to watch the site take shape and view it from the Bay Trail. Chair Howard commended Google for the low rate of Sunnyvale employees who drive to work alone and encouraged Google to further reduce that number. He commented that though it can be frustrating at times, people should engage more in the public process to advocate for bicycle networks and improved transit services to advance the progress already made.

The motion carried by the following vote:

Yes: 6 - Chair Howard
Commissioner Howe
Commissioner Harrison
Commissioner Olevson
Vice Chair Simons
Commissioner Weiss

No: 0

Recused: 1 - Commissioner Rheaume

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the Tuesday, March 17, 2020 meeting. He also encouraged the public to get involved with the Moffett Park Specific Plan that staff is currently updating and that will be presented soon at a Study Session.