



# City of Sunnyvale

## Excerpt Meeting Minutes - Final Bicycle and Pedestrian Advisory Commission

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Thursday, March 16, 2023

6:30 PM

Online and Conference Room,  
Washington Community Swim Center,  
255 S. Pastoria Ave.,  
Sunnyvale, CA 94086

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### **CALL TO ORDER**

Chair Mehlman called the meeting to order at 6:33 p.m.

### **SALUTE TO THE FLAG**

Chair Mehlman led the salute to the flag.

### **ROLL CALL**

**Present** 5 - Chair Leia Mehlman  
Vice Chair Bryce Beagle  
Commissioner Alex Bonne  
Commissioner Dan Hafeman  
Commissioner Timothy Oey  
**Absent** 1 - Commissioner Arwen Davé

Commissioner Davé (excused absence)

Council Liaison Cisneros (absent)

### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 3**      [23-0407](#)      **Proposed Project:** Forward Recommendation to the City Council:  
to approve the **MOFFETT PARK SPECIFIC PLAN  
AMENDMENTS**  
**Location:** Moffett Park Specific Plan Area (APN: Various)  
**File #:** 2022-7673  
**Zoning:** Various  
**Environmental Review:** A Draft Environmental Impact Report (DEIR)  
has been prepared to evaluate the proposed project in accordance with  
the provisions of the California Environmental Quality Act (CEQA).  
**Project Planner:** Michelle King, (408) 730-7463,  
mking@sunnyvale.ca.gov

Recommend to the City Council Alternative 1: Approve the Moffett Park Specific Plan as proposed.

Chair Mehlman called for a recess at 8:04 p.m. Chair Mehlman reconvened the meeting at 8:13 p.m.

Shaunn Mendrin, Planning Officer from Community Development, gave an update on the Moffett Park Specific Plan. Highlighting the following:

- Moffett Park Specific Plan process
- City Council and Planning Commission Direction
- Summary of Specific Plan Process:
  - Existing conditions/technical studies/SWOT Analysis
  - Land Use Alternatives
  - Preferred Land Use Map + Development Intensity
  - Policy Development
  - Draft Specific Plan
- 18 Public Meetings
- Specific Plan Organization:
  - Chapter 1 - Vision and Guiding Principles
  - Chapter 2 - Planning Foundation
  - Chapter 3 - Major Strategies
  - Chapter 4 - Land Use
  - Chapter 5 - Development Standards
  - Chapter 6 - Open Space and Urban Ecology
  - Chapter 7 - Mobility
  - Chapter 8 - Transportation Demand Management and Parking
  - Chapter 9 - Infrastructure and Utilities
  - Chapter 10 - Implementation
- Engagement on the Specific Plan
- Comments on Specific Plan
- Specific Comments on Mobility
- What's Next in the Process

Michelle King, Principal Planner, introduced Meghan Weir, Consultant with Nelson\Nygaard, Chris Sensenig, Senior Associate with Raimi + Associates, Kristy Weis and Amber Sharpe, consultant from David J. Powers & Associates. Ms. King emphasized that they need the BPAC to provide comments/recommendations for the City Council.

Commissioner Oey asked about the following:

- Has the Moffett Park Specific Plan come before the BPAC in the past?

Ms. King addressed the question.

Commissioner Bonne asked about the following:

- What sea level rise is being contemplated and how did it affect the plan?
- Rough idea of the percentage of the existing parking area that will be converted to either green or housing?
- What is the expected cooperation with the current landowners that is going to be required to implement this plan?

Ms. King and Mr. Sensenig addressed the questions.

Chair Mehlman asked about the following:

- How strongly will you be able to look at decoupling the parking requirements from the building requirements and how can you get the builders to go with the lower requirements?
- What allowances are you making for the use of electrified alternative transit vehicles other than cars?

Ms. King and Ms. Weir addressed the questions.

Vice Chair Beagle asked about the following:

- Not a single square footage of Moffett Park will be zoned as R1?
- How was the density of the neighborhood streets versus laneways decided?

Ms. King, Ms. Weir and Mr. Sensenig addressed the questions.

Commissioner Hafeman asked about the following:

- How does the Mary Avenue Overcrossing proposal factor into this plan and are you counting on there being a roadway or bicycle pathway on Mary Avenue?
- What is being proposed for schools since existing Sunnyvale schools are far away?
- Will there be a shuttle that will connect Moffett Park to downtown Sunnyvale?

Ms. King and Ms. Weir addressed the questions.

Public Comment opened at 9:21 p.m.

Ray Hashimoto, member of the public, commented on the following:

- Works as an engineer for Miramar Capital at 352 East Java Drive
- There are other ways to deal with getting bicyclists and pedestrians through the site area
- Recommend to eliminate the diagonal and look at other alternatives and treatments
- Right of ways are getting larger. Diagonal plus 9 to 19 feet on Java means his company's site is getting smaller
- Most cities are going on a road diet, not making right of ways bigger
- 10 foot median in the curb to curb should be eliminated

Ian Murphy, member of the public, commented on the following:

- Concerned with the proposed diagonal location because it makes them fundamentally less developable for the typical multi-family project
- Strongly recommend that the BPAC look for alternatives for locating such pathways within the City that make the surrounding parcels developable so that those pathways are fully activated in the way that the plan envisions in its finality

Public Comment closed at 9:25 p.m.

Commissioner Oey commented on the following:

- Likes the overall design of the Moffett Park Specific Plan
- Would like to see the multi-use path idea where you can have bicyclists and pedestrians mixing it up and closer together and separated from vehicle traffic
- Not a fan of the protective bike lane because trash builds up
- Would the bike lane be elevated above and have a curb separate from the cars
- Does not like the back to back bike lanes where bicyclist can't ride side by side
- In favor of the reduced parking
- Recommend putting in bike lockers in a useable location
- Make sure the bike parking is well thought out with charging and secured
- Likes the diagonal piece where people can walk and bike quickly

Vice Chair Beagle commented on the following:

- Likes the project, the density and the open shared space
- Loves the focus on the non private car transportation modes and the complete streets and the 15 minute City
- Number of parcels that are bisected by the diagonal
- Pedestrian walkable neighborhoods are key

- Emergency vehicle accessibility
- Need to have more laneways than these neighborhood streets than what is being proposed in the plan
- Emphasize "cars are guests" in the language
- Would like to see the proposal incorporate continuous sidewalks
- Very happy to see the bicycle lanes at the sidewalk level instead of being on street gutters
- Would like to see the light rail tracks covered in vegetation or grass
- The plan should ensure that all crosswalks are automatic and not required the use of big buttons
- Prioritize pedestrian traffic over car traffic
- Have a car program for residents to be able to rent a car once in a while
- Not a fan of the circular system that is being proposed
- Plan should have a process for resolving complaints about vehicle traffic

Chair Mehlman commented on the following:

- Big disconnect between VTA and Caltrain
- No direct connection between the VTA light rail and Caltrain outside of Mountain View

Commissioner Bonne commented on the following:

- Consider how residents will get to one of the airports - San Jose, Oakland and San Francisco

Commissioner Hafeman asked about the following:

- Are the development fees going to be applied to building this infrastructure and is it going to make the ATP(Active Transportation Plan) be realized more quickly?

Ms. King addressed the question.

MOTION: Commissioner Oey moved and Vice Chair Beagle seconded to Recommend to the City Council Alternative 2: Approve the Moffett Park Specific Plan with modifications and/or suggestions provided by the Bicycle and Pedestrian Advisory Commission.

The motion carried with the following vote:

**Yes 5 -** Chair Mehlman  
Vice Chair Beagle  
Commissioner Bonne  
Commissioner Hafeman  
Commissioner Oey

**No 0**

**Absent 1 -** Commissioner Davé



# City of Sunnyvale

## Excerpt Meeting Minutes - Final Sustainability Commission

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Monday, March 20, 2023

7:00 PM

Online and Conference Room,  
Washington Community Swim Center,  
255 S. Pastoria Ave.,  
Sunnyvale, CA 94086

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### **CALL TO ORDER**

Chair Wickham called the meeting to order at 7:01 p.m. in the Washington Community Swim Center.

### **SALUTE TO THE FLAG**

Chair Wickham led the salute to the flag.

### **ROLL CALL**

**Present:** 7 - Chair Kristel Wickham  
Vice Chair Douglas Kunz  
Commissioner Kathryn Besser  
Commissioner Jeffery Nabhan  
Commissioner Kristina Pistone  
Commissioner Tonya Veitch  
Commissioner Justin Wang

Council Liaison – Councilmember Sell (present)

Vice Chair Kunz arrived at 7:10 p.m.

Commissioner Wang arrived at 8:40 p.m.

Chair Wickham, Vice Chair Kunz, all Commissioners, and Councilmember Sell attended in-person.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

[23-0458](#)

**Proposed Project:** Forward Recommendation to the City Council to:  
Approve the **MOFFETT PARK SPECIFIC PLAN AMENDMENTS**  
**Location:** Moffett Park Specific Plan Area (APN: Various)

**File #:** 2022-7673

**Zoning:** Various

**Environmental Review:** A Draft Environmental Impact Report (DEIR) has been prepared to evaluate the proposed project in accordance with the provisions of the California Environmental Quality Act (CEQA).

**Project Planner:** Michelle King, (408) 730-7463,  
mking@sunnyvale.ca.gov

Shaunn Mendrin, Planning Officer, provided an overview of the Moffett Park Specific Plan (MPSP), highlighting the environmental and sustainability aspects of the plan. Kelly Cha, Associate Planner, and supporting consultants Chris Sensenig with Raimi Associates, Kristy Weis and Amber Sharpe with David J. Powers and Associates, and James Reyff with Illingworth and Rodkin provided answers to the Commissioners' questions.

Commissioner Pistone inquired about how the decision to allow artificial turf in the plan was made. Mr. Sensenig clarified that the City could make that determination via policy or on a project level basis; the plan just allows the option. Commissioner Pistone asked how the bike lanes within the plan will connect with other parts of the City. Mr. Sensenig clarified that two other projects are being considered by the City which would result in bike route connections. Commissioner Pistone asked if outdoor dining was considered within the plan area. Mr. Sensenig clarified that retail and food and beverage land use areas in the plan are along pedestrian corridors and they expect outdoor dining to be a popular choice.

Commissioner Veitch asked what the allocation of affordable housing would be in the plan area, as well as clarification on the definition of affordable housing within Sunnyvale. Mr. Sensenig responded that affordable housing would comprise 15% of the housing in the area, following Citywide policy. Commissioner Veitch asked for clarification on which schools serve this area and how transportation to and from these locations is supported by the Plan. Ms. Weis described which schools serve this area and clarified that transportation to and from the schools would be considered at time of each residential development.

Commissioner Wang inquired about efforts to coordinate with the community in regards to sea-level rise and rising ground water levels. Mr. Sensenig responded that the project team has coordinated with a variety of different stakeholders on this topic, and specifically called out their collaboration with Valley Water in regard to this topic. Commissioner Wang also asked how the downturn in the economy and layoffs affecting property owners within this plan area, who are integral to achieving some of the plan goals, might impact the plan's urban ecology and resilience goals.



Mr. Sensenig responded that the plan is very specific in terms of the design requirements, but timing of development activities could be delayed due to the current and/or future economic conditions. Commissioner Wang asked how the plan ensures continuity and cohesion between the ecological and park areas being developed by different property owners or developers. Mr. Sensenig clarified that these elements are required in the areas identified as the plan, with some flexibility where there are single vs multiple property owners. There are design specifications for each open space area, for block size and characteristics, and requirements for canopy cover that help ensure the cohesion. Commissioner Wang asked what the impact on air quality might be as population in this area increases. Ms. Weis explained the air quality assessment components. She clarified that the Draft Environmental Impact Report (EIR) found that the construction activities to develop MPSP area to the plan design standards would result in significant and unavoidable impacts. The specific plan includes requirements for developers to implement mitigation measures to reduce this impact to the greatest extent possible. Mr. Reyff clarified that the assessment also included an analysis of the impacts of current sources of air pollution and how to avoid future development being impacted by these current sources. Commissioner Wang inquired about the areas on and near Lockheed Marin's property and whether the City anticipates Lockheed will develop those areas. Mr. Sensenig clarified that there is a portion of that area that Lockheed can develop or that they can transfer to another area of the MPSP, while the northernmost part indicated for park or open space cannot be developed. The optional development area is an incentive for Lockheed to not develop the area, by being able to transfer it. Ms. Cha clarified that these areas and boundaries were developed with significant input from Lockheed as well as environmental groups.

Commissioner Nabhan inquired about volume of anticipated demolition and required recycling rates. Ms. Weis clarified that the City requires 65% of construction and demolition waste. Ms. Cha clarified that they are unable to calculate the volume of demolition expected.

Vice Chair Kunz asked for clarification on how the MPSP aligns with and supports current City goals and policies and whether there are metrics that show this alignment. Ms. Cha explained that they do not have metrics showing what full build out of this plan would help achieve in regard to the City's plans and policies. Vice Chair Kunz encouraged the team to develop them to better support the MPSP. Vice Chair Kunz also inquired about how the various policies and goals are being balanced. Mr. Mendrin clarified that some of those specific conflicts are resolved at the design standard level. Mr. Sensenig clarified that they took a very holistic

approach to ensuring that this plan improves the area in line with the City's vision. Vice Chair Kunz asked how much parking surface area there currently is in the plan area. Mr. Sensenig replied that he does not have the exact number, but it is a majority of the area and they expect very little surface parking to remain after plan build out. Vice Chair Kunz inquired about the bird safe design. Mr. Sensenig replied that they follow San Francisco bird safe design standards and worked with San Francisco Estuary to write the standards. Ms. Cha clarified that the policies in the plan focus on window glazing and outdoor lighting. Vice Chair Kunz asked how the plan incorporates public transit as well as private carpool or transit. Mr. Mendrin clarified that Valley Transportation Authority has been included in these conversations and they are looking at adding a stop in the plan area. They have also looked at forming a local transportation agency for businesses to contribute to and that would assist in setting up transit to and from the downtown area. Mr. Sensenig added that Java Drive and Mathilda Road will become critical transportation corridors.

Chair Wickham asked how the public comments were being addressed and whether the plan would be changed in between the Sustainability Commission's recommendation and City Council's hearing on the plan. Mr. Sensenig clarified that they have already addressed all public comments and will be making staff recommendations on further changes to the plan based on the feedback gathered at the Commission meetings to present to the Planning Commission next week. Ms. Weis added that the comments received on the Draft EIR will be incorporated into the Final EIR which will go to Council. Chair Wickham asked about the development projects currently underway and whether they align with the plan's goals. Mr. Sensenig clarified that they do complement the plan. Chair Wickham noted that there is a dark sky policy reference in the plan, but that the City does not have a dark sky policy and asked how that will be incorporated. Mr. Sensenig clarified that there are specific requirements within the plan for developers to follow and that they would be specific to Moffett Park. Chair Wickham inquired about the existing natural gas infrastructure. Mr. Sensenig responded that the current infrastructure will need to remain.

Chair Wickham opened the Public Hearing

Councilmember Linda Sell thanked the staff and Commissioners for the thoughtful presentation and questions.

Ray Hashimoto with HMM Engineers representing Miramar Capital spoke to issues

with their property and some of the plan requirements.

Laird Bennion representing Miramar Capital commended the plan and spoke to issues with their property development and some of the plan requirements.

Natalie Telwiak spoke in support of building mass timber buildings within the plan area.

Chair Wickham closed the Public Hearing.

Commissioner Wang urged staff and Council to ensure that developers do go above and beyond, rather than rely on goodwill.

Vice Chair Kunz commended staff for the time put into the in-depth analysis for this plan. He commended them for the vision of transforming the plan area and the incorporation of ecology and sea-level rise adaptation.

Chair Wickham urged the Commission to commend the sustainable elements of this plan and that these were added while ensuring the plan area is attractive to developers.

Commissioner Pistone disagrees with the inclusion of artificial turf as a ground cover option.

Vice Chair Kunz moved, and Commissioner Wang seconded, a motion to approve Alternative 1 to recommend that City Council approve the Moffett Park Specific Plan as proposed.

**Yes:** 7 - Chair Wickham  
Vice Chair Kunz  
Commissioner Besser  
Commissioner Nabhan  
Commissioner Pistone  
Commissioner Veitch  
Commissioner Wang

**No:** 0



## City of Sunnyvale

### Excerpt Meeting Minutes - Final Housing and Human Services Commission

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Wednesday, March 22, 2023

7:00 PM

Online and Conference Room  
Washington Community Swim Center,  
255 S. Pastoria Ave.,  
Sunnyvale, CA 94086

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#### **CALL TO ORDER**

Chair Stetson called the meeting to order at 7 p.m.

#### **SALUTE TO THE FLAG**

Chair Stetson led the salute to the flag.

#### **ROLL CALL**

**Present:** 6 - Chair Elinor Stetson  
Vice Chair Leesa Riviere  
Commissioner Scott Duncan  
Commissioner Sue Harrison  
Commissioner Ken Hiremath  
Commissioner Helen Lei

**Absent:** 1 - Commissioner Jim Davis

**Commissioner Jim Davis (excused absence)**  
**Council Liaison Larry Klein (present)**

#### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 4**      [23-0459](#)      **Proposed Project:** Forward Recommendation to the City Council to:  
approve the **MOFFETT PARK SPECIFIC PLAN AMENDMENTS**  
**Location:** Moffett Park Specific Plan Area (APNs: Various)  
**File #:** 2022-7673  
**Zoning:** Various  
**Environmental Review:** A Draft Environmental Impact Report (DEIR)  
has been prepared to evaluate the proposed project in accordance  
with the provisions of the California Environmental Quality Act  
(CEQA).  
**Project Planner:** Michelle King, (408) 730-7463,  
mking@sunnyvale.ca.gov

Director of Community Development Trudi Ryan provided the staff report and

answered questions from commissioners.

Also available to answer questions from Commissioners; Planning Officer Shaunn Mendrin, Principal Planner Michelle King, Associate Planner Kelly Cha, Rami and Associates Senior Associate Chris Sensenig and Principal Eric Yurkovich.

After some clarifying questions, Chair Stetson opened the public hearing at 10:12 p.m.

Kenneth Javier Rosales spoke on behalf of SV@HOME. Mr. Rosales thanked staff for all the work that has been done to move this project forward. He also expressed concern over being overly dependent on the inclusionary housing program to meet Sunnyvale's affordable housing needs and goals. He encouraged incentivizing more affordable housing development to reach Sunnyvale's goals, he suggested that there was an opportunity to create an explicit requirement to build at minimum 15% of residential units to be income-restricted to low, very-low and extremely-low income households, along with a 20% goal. He also suggested that there needs to be clarification of how much affordable housing is valued compared to other community benefits. Lastly, he shared that he sent a letter to the commissioners regarding how to use housing mitigation fees generated by the Moffett project, and suggesting to reduce development fees for affordable housing within the Plan area.

Ray Hashimoto of HMM Engineers on behalf of Miramar Capital, property owners of 352 E Java Drive. Mr. Hashimoto thanked staff and consultants for their work on developing the Specific Plan. He spoke in opposition of the proposed diagonal design. He shared that the design bisects and complicates/prevents the development of the property. He suggested a version of the design where the perimeters of properties are built into the plan. He objected to the additional 9 to 19 ft requirements for transportation and suggested use of the available landscaping area to offset this requirement. He noted that the bicycle and pedestrian features should provide a good network to travel within the area without the diagonal feature. He also asked for language to be changed to provide more flexibility for coordination between properties for a more cohesive lane way design. Lastly, he expressed that the lot coverage and paving ratios are punitive and restrictive.

Laird Bennion of Miramar Capital. Mr. Bennion thanked staff and consultant for their work in developing the Plan. He spoke of his concerns being able to develop the property at 352 E Java Dr. within the restrictions of the Plan. He asked that the Plan reflect the economic reality of developing that land, the height restrictions due to the soil, and the need for density to achieve the goals of the Plan.

Chair Stetson closed the public hearing at 10:21 p.m.

After a lengthy discussions and additional questions, Chair Stetson asked for motion.

MOTION: Commissioner Duncan moved and Commissioner Harrison seconded the motion to Recommend to the City Council Alternative 1: Approve the Moffett Park Specific Plan as proposed.

The motion carried by the following vote:

**Yes: 6 -** Chair Stetson  
Vice Chair Riviere  
Commissioner Duncan  
Commissioner Harrison  
Commissioner Hiremath  
Commissioner Lei

**No: 0**

**Absent: 1 -** Commissioner Davis