



City of Sunnyvale

Meeting Minutes - Final Sustainability Commission

Monday, March 20, 2023

7:00 PM

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

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.

PRESENTATION

[23-0447](#)

PRESENTATION - Silicon Valley Clean Energy Programs
Update

Nupur Hiremath, Manager of Decarbonization Programs and Policy; Monica Padilla, Chief Operating Officer and Director of Power Resources; Bena Chang, Senior Government Affairs Manager; Anthony Eulo, Senior Public Sector Services Manager; and Zoe Elizabeth, Deputy Director of Decarbonization Programs and Policy, from Silicon Valley Clean Energy (SVCE) provided an overview of SVCE's power resource plan, policy updates, community programs, incentive and rebate programs, and pathways for electrification. The Commission asked clarifying questions, and SVCE staff provided answers.

ORAL COMMUNICATIONS

Andrea Walt communicated their concerns regarding artificial turf in Sunnyvale and requested that the Commission consider studying the ban or limitation of the installation of artificial turf in Sunnyvale.

CONSENT CALENDAR

[23-0446](#) Approve the Sustainability Commission Meeting Minutes of February 20, 2023

Chair Wickham noted that the agenda referenced February 20, 2023, however the minutes are for the February 21, 2023.

Commissioner Veitch moved, and Vice Chair Kunz seconded, a motion to approve the consent calendar reflecting the correct date for the February meeting.

The motion carried by the following vote:

Yes: 5 - Chair Wickham
Vice Chair Kunz
Commissioner Pistone
Commissioner Veitch
Commissioner Wang

No: 0

Abstain: 2 - Commissioner Besser
Commissioner Nabhan

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

[23-0448](#) Consideration for adding a member to the Sustainability Speaker Series Subcommittee

Chair Wickham described the intention and responsibility of the Sustainability Speaker Series Subcommittee. The current members are Commissioners Wang, Pistone and Veitch. Commissioner Wang has expressed interest in relinquishing his seat.

Chair Wickham opened the floor for nominations.

Commissioner Besser nominated herself.

Chair Wickham confirmed Commissioner Besser's self-nomination and asked if there were any other nominations. There were none.

Chair Wickham closed the floor for nominations.

Chair Wickham opened the Public Hearing.

There were no public comments.

Chair Wickham closed the Public Hearing.

MOTION: Commissioner Veitch moved, and Commissioner Wang seconded, a motion to appoint Commissioner Besser to the Sustainability Speaker Series Subcommittee.

FRIENDLY AMENDMENT: Commissioner Wang offered a friendly amendment to include that Commissioner Wang will relinquish his subcommittee seat.

Commissioners Veitch and Wang accepted the friendly amendment.

The motion carried by the following vote:

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

No: 0

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

Commissioner Pistone recommended the podcast Volts.

Commissioner Veitch reminded commissioners that April is Earth Month and Sunnyvale is hosting an Earth Day event on April 15. She also shared that the City of Cupertino's Earth Day and Arbor Day celebration is on April 22, and Acterra is offering many events to get engaged in during the month of April.

Vice Chair Kunz expressed appreciation for being back in-person. He thanked the City Clerk and Sunnyvale staff for making the transition possible.

Commissioner Besser announced an upcoming bee and butterfly habitat tour in the Cherry Hill neighborhood. She will provide more information soon on the event date.

Chair Wickham invited the Commission to sit on an ideation panel for recycled water in Sunnyvale. Chair Wickham thanked SVCE for including information on the recent adoption of Bay Area Air Quality Management District's Rule 9-4 and 9-6 amendments.

-Staff Comments

Madeline Khair, Environmental Programs Manager, reported on previously hosted events and reminded Commissioners of upcoming events. She noted that the next Sustainability Commission meeting is scheduled to be at the new Sunnyvale City Hall on April 17. She shared that the new Stormwater and Watershed Environmental Programs Specialist was hired.

INFORMATION ONLY REPORTS/ITEMS

[23-0449](#) Updated Annual Work Plan March 2023

ADJOURNMENT

Chair Wickham adjourned meeting at 11:07 p.m.