

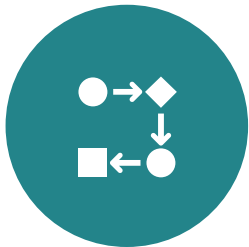


# Moffett Park Specific Plan



**City Council**  
July 11, 2023

# The purpose of today's meeting is...



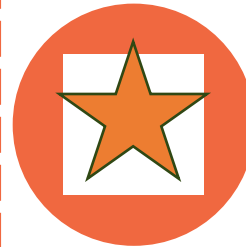
**Brief review of Moffett Park Specific Plan process**



**Staff Recommended changes to Dec 2022 Draft Specific Plan+PC Recommendation**



**Review summary findings of DEIR and FEIR**



**Adopt the Moffett Park Specific Plan, related resolutions and ordinances, and certify the MPSP Final EIR**

# Plan Updates

## Specific Plan

- 20-year Vision for Moffett Park
- Policy direction & development standards
  - Organized in 6 chapters
- Implementation, including actions and capital improvements
- Public Review Period:
  - Began Dec 15, 2022
- Draft Plan presented to:
  - Bicycle & Pedestrian Advisory Commission
    - Mar 16, 2023
  - Sustainability Commission
    - Mar 20, 2023
  - Housing & Human Services Commission
    - Mar 23, 2023:

## Environmental Impact Report

- Inform decision makers and the public about project impacts
- Identify ways to mitigate or avoid impacts
- Identify alternatives
- DEIR Public Review Period:
  - Dec 19, 2022 - Feb 10, 2023
- Final EIR submitted to the State Clearinghouse
  - Public review began Apr 13, 2023

# Additional Ordinances and Amendments

## Proposed Amendments:

- Update Zoning Map
- Amend General Plan LUTE
- Revise SMC Chapter 19.29  
*(Moffett Park Specific Plan)*
- Revise SMC Chapter 19.12  
*(Definitions)*

## New MPSP Fees:

- Transportation Impact Fee
- Infrastructure Fee
  - for Water & Sewer Conveyance
- MPSP Plan Maintenance Fee
- New Planning Fee to review Site Master Plan

## Other Changes:

- Update Green Building Table

# Plan Area



**FIGURE 1** Moffett Park Specific Plan Area

City of Sunnyvale (2020); County of Santa Clara (2021); ESRI (2020); California Department of Fish and Wildlife (2021)

- Specific Plan Boundary
- City of Sunnyvale Limit
- VTA Light Rail
- Freeway



# 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 and Public Review Process

# Summary of Specific Plan Process

23 Public Meetings

- Community Workshop: Project Kick-Off (February 12, 2020)
  - PC/CC Study Sessions (July 27, August 11, September 29, 2020)
  - Sea Level Rise and Climate Change Workshop (November 30, 2020)
  - Transportation and Infrastructure Workshop (February 1, 2021)
  - Land Use, Housing, Open Space, and Economics Workshop (March 2021)
  - PC/CC Study Sessions (March 29, March 30, 2021)
  - PC/CC Hearings: Land Use Alternatives (April 26, May 25, 2021)
  - Open Space and Urban Ecology Workshop (March 8, 2022)
  - Land Use Map and Density Workshop (April 28, 2022)
  - Mobility Workshop (September 20, 2022)
  - Community Benefits/Development Allocation Workshop (October 18, 2022)
- 
- **Virtual Open House on Specific Plan** (January 17, 2023)
  - **PC Study Session on DEIR and Specific Plan** (January 23, 2023)
  - **CC Study Session on Community Benefit Priorities** (January 31, 2023)
  - **Bicycle and Pedestrian Advisory Commission** (March 16, 2023)
  - **Sustainability Commission** (March 20, 2023)
  - **Housing and Human Services Commission** (March 22, 2023)
  - **Planning Commission Study Session** (April 24, 2023)
  - **Planning Commission Public Hearing** (June 12, 2023)

# Vision Statement



***Moffett Park is an integral part of Sunnyvale and is a well-connected ecological innovation district with a diverse mix of uses that serves as a model of resilience, climate protection, equity and economic opportunity.***





# 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 & Parking**
- Chapter 9  
**Infrastructure and Utilities**
- Chapter 10  
**Implementation**



# Summary of Public Comment on the Public Draft Specific Plan

# Public Comment on Specific Plan

- Staff Recommended Changes to Draft Specific Plan
  - ❖ Memo documenting recommended changes to the Specific Plan\*
  - ❖ Staff Response to Public Comment and Recommendations Table\*
  - ❖ Responding to and documenting 300+ comments on the Public Draft Specific Plan\*

## Summary of Key Changes to the Public Draft Moffett Park Specific Plan

On December 16, 2022, the City of Sunnyvale released the Moffett Park Specific Plan for public review. During the public review period, the City facilitated a series of meetings with the community, City Council, Planning Commission, property owners, and developers in Moffett Park. Additionally, the City received comment letters on the Specific Plan. A summary of the public meetings and links to the comment letters received by the City can be found at [www.moffettparksp.com](http://www.moffettparksp.com).

This document summarizes proposed changes to the Specific Plan in response to public comment. **This document does not contain all the proposed changes to the Specific Plan; rather it highlights key changes to the Specific Plan and describes why City staff recommend these changes.** To see a full list of comments on the Public Review Draft Specific Plan, City staff responses, and all proposed changes to the Specific Plan, please see **Appendix: Proposed Changes Matrix** for more details. City staff will also make non-policy or regulatory changes to the Specific Plan to address misspellings and typography, and to increase clarity for future readers. These changes are not included in this summary memorandum or in the Proposed Changes Matrix.

### How This Summary is Organized

Proposed changes are organized by Specific Plan section or by a topic area that crosses multiple specific plan sections. After each section header, the summary includes a short narrative that describes the intent of the Specific Plan section and the requirements for new development. Then, at a high level, it describes some of the comments or questions raised during the comment period and City staff's recommended response. The narrative is followed by a table that highlights the proposed changes. The table includes the specific page number and section, background on City staff's response, and the proposed change to the Specific Plan. Within the "Proposed Change" column, modifications to Specific Plan text are denoted as: "new text" (in red) and "~~removed text~~" (in strike through). Revised maps or graphics have been included as appropriate after the table. Please note that this summary does not include all Specific Plan policies and standards, only those key changes that City staff recommends.



Moffett Park  
Specific Plan

Summary of Key Changes to the Public Draft Moffett Park Specific Plan | 1

\* Attachment 9 to the Report to City Council (updated on July 11, 2023)



# Summary of Comments on Specific Plan

## Chapter 4: Land Use

- Land Use / Zoning District changes from MP-O to MP-MU
- Ways to incentivize residential development
- Feasibility of Creation and Innovation Space requirements
- Specificity of Neighborhood-Serving Uses
- Development Reserve, office allocation distribution, and office intensity
- Transferring development between parcels and neighborhoods



Example rendering of residential development; Source: Berkeley Property Group





# Summary of Comments on Specific Plan

## Chapter 5: Development Standards

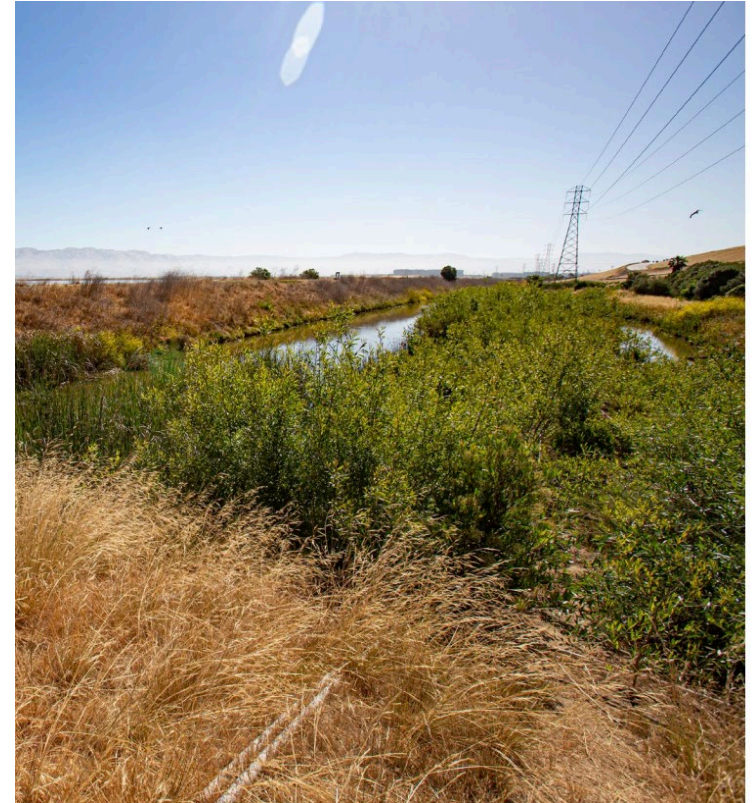
- **Greater Building Height and more flexibility for Upper Floor Massing**
- **Greater flexibility for Building Massing and Façade Modulation**
- **Development standards Outside the Fine Grain Core to complement existing office campuses / development**



# Summary of Comments on Specific Plan

## Chapter 6: Open Space & Ecology

- Clarifications on open space definitions
- Additional open space type
- Changes to the Parks and Open Space Framework figure
- Clarifications about open spaces and complete street improvements that span multiple properties
- Parcel access concern with the new Caspian Community Park
- Incentivize channel naturalization and PG&E undergrounding
- Flexibility added for Canopy Cover and Planting Palette



# Summary of Comments on Specific Plan

## Chapter 7: Mobility

- Changes and clarifications to the Complete Conceptual Street Framework figure

## Chapter 8: TDM & Parking

- Concerns with the proposed Parking Maximums including the standard, shared parking, and parking maximum phasing
- Additional policy for Trip Reduction Goals



People riding bikes along path



# Summary of Comments on Specific Plan

## Chapter 9: Infrastructure & Utilities

- Clarification on development impact fees, fee credits, and development requirements

## Chapter 10: Implementation

- Community Benefit priorities
- Site Master Plan requirements and approval process





# Zoning

# Amendments to Zoning

## Moffett Park Specific Plan Zoning Chapter (19.29)

- New Use Table with new zoning designations
- Reference to development standards in the Specific Plan
- Definitions specific to MPSP
- List of neighborhood-serving uses
- Landscaping Requirements

## Updates to existing Zoning Chapters and Standards

- Addition and updates to existing definition chapter (19.12)



# Environmental Impact Report

# EIR Process and Milestones

- **Notice of Preparation (NOP)**
  - Public Review Period: Aug 18, 2021 - Sep 17, 2021
- **Scoping Meeting Held: August 26, 2021**
- **Draft Environmental Impact Report (Draft EIR)**
  - Public Review Period: Dec 19, 2022 - Feb 10, 2023
  - Meetings to Solicit Input on Draft EIR
    - Virtual Open House - Jan 17, 2023
    - PC Study Session - Jan 23, 2023
    - City Council Meeting - Jan 31, 2023
- **Final Environmental Impact Report (Final EIR)**
  - Started circulation: Apr 13, 2023
- **Errata for DEIR/FEIR Errors and Corrections: Jun 2023**
- **Late Letter Response: Jun 2023**
- **Public Hearings for the EIR and Project Approval:**
  - Jun 2023 (PC) and Jul 2023 (CC)



## Project Description - EIR

	Residential Units	Non-Residential Square Footage
Existing Development + Recently Approved Projects	0	22,641,425
Allowed Development under Proposed Specific Plan	20,000	33,491,303
<b>Net Change</b>	<b>20,000</b>	<b>10,849,878*</b>

\*~8M s.f. above existing MPSP

# Environmental Topics Covered in the EIR

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

Shaded = significant and unavoidable impact with Specific Plan policies/requirements incorporated

# Impacts and Alternatives

## **Significant and Unavoidable Impacts**

- **Air Quality**
  - Operational criteria air pollutant emissions
- **Greenhouse Gas Emissions**
  - Operational greenhouse gas emissions
- **Utilities and Service Systems**
  - Potential construction impacts from the need to expand the wastewater treatment plant

## **Alternatives**

- **No Project/No New Development Alternative**
  - Avoids all impacts, partially meets objectives
- **No Project/Adopted Specific Plan Buildout Alternative**
  - Lesser impacts, partially meets objectives
- **25 Percent Reduced Development Alternative**
  - Lesser impacts, meets all objectives but to a lesser extent

# Draft EIR Public Review

## • Public Comment Letters Received

- Caltrans
- Santa Clara Valley Transportation Authority (VTA)
- Sierra Club Loma Prieta Chapter, Santa Clara Valley Audubon Society, and the Citizens Committee to Complete the Refuge
- US Department of Navy
- CA Department of Toxic Substance Control
- Sunnyvale School District
- Valley Water
- SV@Home
- 8 Property Owners, Interested Members of the Public, and Organizations

## • Summary of Public Comment Topics

- School impacts and facility needs
- Special-status species avoidance measures
- Utility and infrastructure capacity
- Remediation of hazardous materials contamination
- Traffic and emergency access
- Parks and recreational facilities
- Affordable housing, jobs/housing balance, relationship to Housing Element



# Draft EIR Public Review - Additional Materials

- **Errata Memo addresses:**
  - **Typographical errors, clarifications, and corrections for the DEIR/FEIR**
- **Response to Comments received after the DEIR comment period:**
  - **Comments made during the 4/24/2023 Planning Commission Study Session**
  - **Letter from Naomi Goodman dated 4/26/2023**
  - **Joint letter from Sierra Club et al dated 5/25/2023**

## Final EIR and Findings

- **Contents of Final EIR:**
  - **City responses to public comments received regarding the Draft EIR analysis**
  - **Draft EIR Text Revisions**
- **Findings for Significant Impacts**
- **Statement of Overriding Considerations for the impacts determined to be Significant and Unavoidable**

# Planning Commission Recommendation

Planning Commission held a public hearing on June 12, 2023, and moved as follows:

**Alternative 2: Staff's Recommendation, with the following modifications.**

- 1. Present to Council a list of additional uses that would be allowed in the required Innovation and Creation Spaces, including but not limited to such things as artists' lofts (with some percentage dedicated to a gallery), commercial kitchens, and other creative uses.**
- 2. Add allowable types of Maker Space in the areas designated for retail use.**

# Updates to Attachments and Correspondence

## UPDATED STAFF RECOMMENDATION (Attachment 9)

- Planning Commission's recommended additional language (also included in the Updated Draft Zoning Code Attachment 8)
- Additional language exempting secure buildings from the green roof requirements due to national security requirements
- Other minor language corrections and clarifications
- Additional updates sent today

## UPDATED ATTACHMENT 7

- Updated "Findings", Table Corrections in the Green Building and corrections related to MPSP effective date

## UPDATED ATTACHMENT 5

- Additional language added to the MMRP to reflect Staff's recommended changes

## PUBLIC CORRESPONDENCE received after the PC Public Hearing packet publication (Attachment 20)

- Valley Water letter dated June 12, 2023





# Staff Recommendation

## Staff Recommendation (page 1 of 2)

### Alternative 1.

Approve related actions associated with adoption of the MPSP:  
Adopt 2 resolutions and introduce an ordinance (Attachments 6, 7 and 8 to the report)

#### A. Adopt a Resolution (Attachment 7) to:

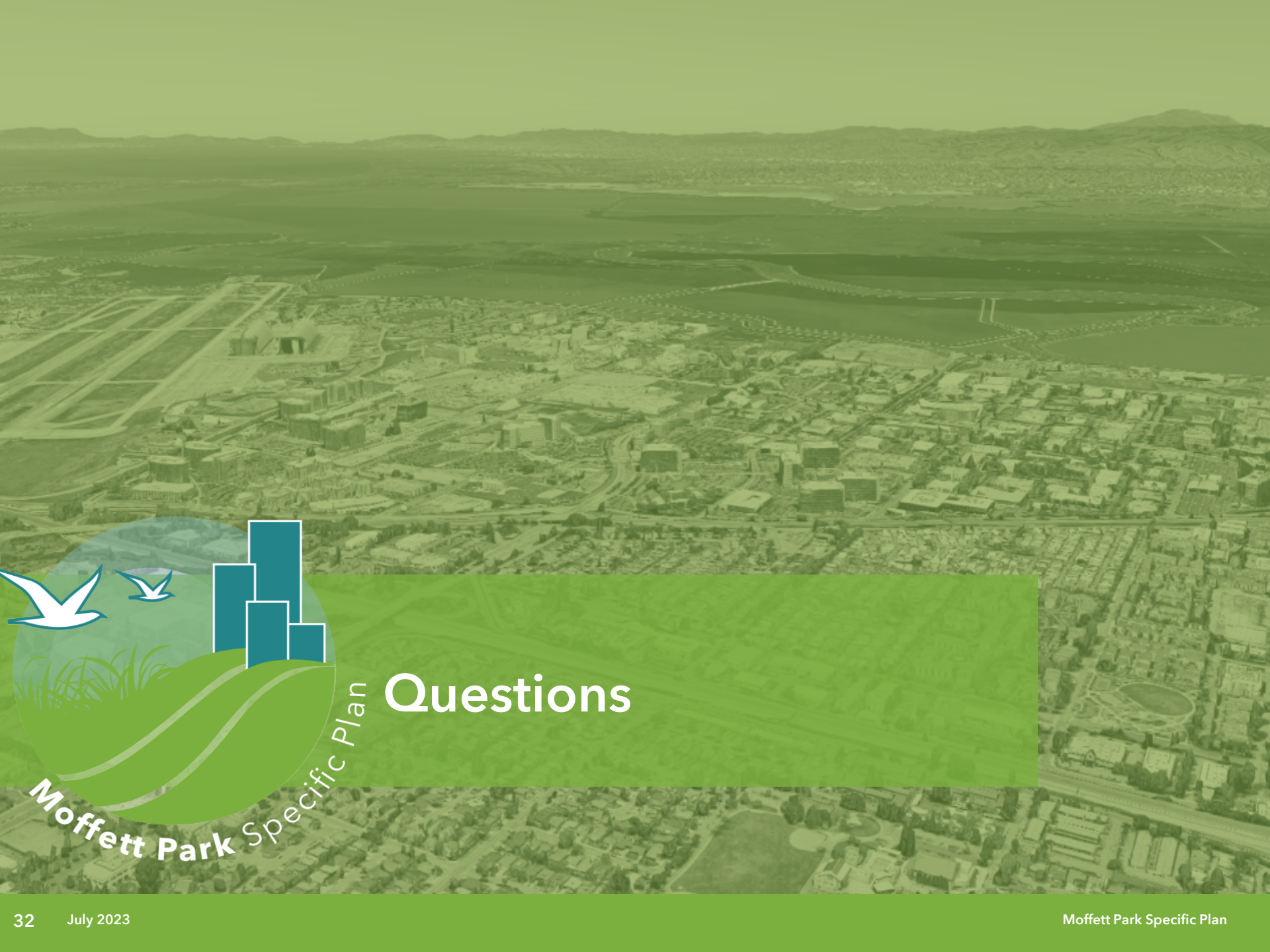
1. Certify the EIR;
2. Make the findings required by CEQA;
3. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
4. Adopt the Water Supply Assessment;
5. Repeal the existing Moffett Park Specific Plan and adopt the revised Moffett Park Specific Plan (Staff recommended amendments detailed in Attachment 9\*\*);
6. Amend the General Plan text and update the General Plan Map\*\*

## Staff Recommendation (page 2 of 2)

- B. Adopt a Resolution\*\*** (Attachment 6) to: Amend the Fiscal Year 2023/24 Master Fee Schedule to adjust the MPSP Planning Application Fees, including the addition of the Plan Maintenance Fee, the Infrastructure Fee and the Transportation Impact Fee (TIF).
- C. Introduce Ordinance\*\*** (Attachment 8) to:
  1. Amend Sunnyvale Municipal Code (SMC) Chapters/Sections Chapter 19.29 (Moffett Park Specific Plan) and Chapter 19.90 (Special Development Permits), 19.12 (Definitions) and any other additional needed zoning code amendments;
  2. Add SMC Chapter: 3.56 (MPSP Transportation Impact Fee) to Title 3 (Revenue and Finance);
  3. Amend the Zoning Plan District Map and re-zone parcels currently within the new MPSP district.

**\*\*Staff recommends effective date of September 22, 2023\*\***





Moffett Park Specific Plan

# Questions



High rise standard has been revamped. Replace standard with below language:

Remove: All standards on page 113

...

04. High-rise residential floor plate. Residential floor plates on the applicable building portion shall not exceed 16,000 square feet.

b. Building floor plates greater than 110 feet in height shall include a floor area less than 75% of the floor plate immediately below the 110 feet height.