

EXCERPT

Planning Commission

Meeting Minutes - Draft

3 [15-0042](#)**FILE #:** 2014-8099**Location:** 1111 Lockheed Martin Way, Lots 2 and 4 (APN 110-01-036 and 110-01-038)**Proposed Project:****MOFFETT PARK SPECIFIC PLAN AMENDMENT INITIATION**

Request to study a land use change in the Moffett Park Specific Plan from Moffett Park General Industrial (MP-I) to Moffett Park Transit Oriented Development (MP-TOD) to increase the allowable development intensity from maximum 60 percent Floor Area Ratio (FAR) to maximum 80 percent FAR with green building incentives.

Applicant/Owner: Jay Paul Company/Lockheed Martin Corporation**Project Planner:** Hanson Hom (408) 730-7450,
hhom@sunnyvale.ca.gov

Hanson Hom, Director of Community Development, presented the staff report.

Comm. Harrison noted that potential project approval would use half of the remaining development reserve, and discussed with Mr. Hom whether this would impact projects in the future. Comm. Harrison confirmed with Mr. Hom that within Moffett Park there is 1.2 million square feet of unclaimed development reserve that includes pending and approved projects not yet built.

Vice Chair Olevson confirmed with Mr. Hom that the applicant has proposed a consolidated master plan for the entire 47 acres, and that a property outside of the quarter mile radius of a transit station can be considered for the Moffett Park - Transit Oriented Development (MP-TOD) designation if it is consolidated via a campus master plan, or if a portion of the area is within that quarter mile.

Comm. Durham confirmed with Mr. Hom that a Commissioner living within a 500 foot radius of any of the proposed lots would be required to recuse themselves from voting on the whole project.

Chair Melton confirmed with Mr. Hom that the applicant would pay for the study, and that a General Plan Amendment Initiation request (GPI) heard at a previous public hearing was taken out of the quarterly review cycle due to legal issues. Chair Melton also confirmed with Mr. Hom that the applicant wants to construct a denser project than current zoning allows.

Chair Melton opened the public hearing.

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Jay Paul, with Jay Paul Company, discussed reasons for submitting the GPI and features of the envisioned project.

Chair Melton closed the public hearing.

Chair Melton confirmed with Mr. Hom that a recommendation to initiate a study does not indicate support of a future project.

Vice Chair Olevson moved to recommend to City Council Alternative 1 to initiate a study to amend the Moffett Park Specific Plan (MPSP) to change the land use designation for a 47.4-acre site at 1111 Lockheed Martin Way, Lots 2 and 4, from Moffett Park General Industrial (MP-I) to Moffett Park Transit Oriented Development (MP-TOD).

Comm. Simons seconded and offered a friendly amendment to add an analysis to the study that would look at variations in congestion management levels up to no transportation impact for the additional square footage and higher levels of employees.

Vice Chair Olevson asked if this analysis would be more appropriate as part of an Environmental Impact Report (EIR). Comm. Simons cited several City policies and said the additional analysis fits nicely into the transportation goals and policies used to recommend the study. Vice Chair Olevson and Mr. Hom requested further clarification on the friendly amendment.

Trudi Ryan, Planning Officer, interjected that Comm. Simons may be suggesting the analysis look at higher levels of trip reduction, and Comm. Simons added the higher levels should include up to the level of no road impact. Mr. Hom restated that the request is to analyze the level at which there are no net new trips over the existing number.

Vice Chair Olevson accepted the friendly amendment, and said he continues to voice support for the process that separates a project from potential zoning changes, and that in this case we are building out an area the City has previously designated as the primary area for putting high-rise and high-density office use. He said it is entirely appropriate that as opportunities become available and when developers see an opportunity to fill out our General Plan that we take a look at the minor modifications necessary to meet our current conditions. He said he is very supportive of doing the study and that once it is done we can then evaluate any potential project that may fit the zoning if changed or not.

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Comm. Simons said his interest in the study increased because of the additional analysis at higher levels of Transportation Demand Management (TDM) mitigation. He said the outcome would be potentially in line with City goals, which include development paying for itself, and impacts on the community that people worry about, like road congestion and pollution from single-occupancy vehicles, and that it would be nice to know if small changes or even large changes would allow us to do things differently and have a higher density of use at this site and whether it works well long term.

Comm. Harrison said she will be supporting the motion, and is always interested in studying different possible land use changes. She said she appreciates the applicant statement about having a lot of green space and creating greater access to the light rail system, which is not adjacent to the immediate parcel, and will make it easier for everyone in the MPSP to use alternate transportation.

Comm. Durham said he will be supporting the motion, and is interested to see how close to net zero we can get for single car usage into this space with this number of workers. He said we need to study the effects that will go on before making a real decision on the area.

Chair Melton said he will be supporting the motion, and thanked the applicant for coming out and assembling the parcels. He said this is an area with Lockheed Martin in transition, and he would like to channel Mayor Griffith, who often says he loves studying things, especially when the City is not paying for it. He added that he looks forward to study completion and drawing from its conclusions.

MOTION: Vice Chair Olevson moved to recommend to City Council Alternative 2 to initiate a study to amend the Moffett Park Specific Plan for the subject property with a modified scope:

- 1) Incorporate into the study an analysis of different levels of Transportation Demand Management, including up to the level at which there are no net trips over existing vehicle trips

Comm. Simons seconded. The motion carried by the following vote:

Yes: 6 - Chair Melton
Vice Chair Olevson
Commissioner Durham
Commissioner Harrison
Commissioner Rheaume
Commissioner Simons

No: 0

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Absent: 1 - Commissioner Klein**4** [15-0139](#) **Standing Item:** Potential Study Issues for 2016

Comm. Durham said he would like to flesh out a potential study issue that would examine speeding up the process of development within the City, and commented that while the Lawrence Station Area Plan (LSAP) is being developed and would be a master plan for the area, it may take 20-40 years before anything is done.

Ms. Ryan said that she would discuss with Comm. Durham efforts used to affect the rate of plan implementation.

NON-AGENDA ITEMS AND COMMENTS**-Commissioner Comments**

Chair Melton welcomed former Planning Commissioner and City Council member Chris Moylan to the public hearing.

Comm. Simons confirmed with Ms. Ryan that the Planning Commission meeting that would fall on Memorial Day will be pushed to the following Wednesday, May 27, 2015.

-Staff Comments**INFORMATION ONLY ITEMS**

None.

ADJOURNMENT

With no further business Chair Melton adjourned the Planning Commission meeting at 9:24 p.m.