

- 4      [16-0131](#)      **File #:** 2015-7275  
**Location:** 1111 Lockheed Martin Way (APNs: 110-01-036 and 110-01-038)  
**Proposed Project:** Discussion and possible actions on related applications for a 47.4 acre parcel at 1111 Lockheed Martin Way:  
                  **SPECIFIC PLAN AMENDMENT** for two parcels from Moffett Park General Industrial (MP-I) to Moffett Park Transit Oriented Development (MP-TOD) and associated text changes;  
                  **REZONING** Introduction of an Ordinance to Rezone two parcels from MP-I (Moffett Park Industrial) to MP-TOD (Moffett Park Transit Oriented Development).  
                  **ENVIRONMENTAL DOCUMENT:** Subsequent Environmental Impact Report.  
**Applicant / Owner:** Jay Paul Company/ Lockheed Martin Corporation  
**Project Planner:** Margaret Netto, 408-730-7628, [mnetto@sunnyvale.ca.gov](mailto:mnetto@sunnyvale.ca.gov)

Project Planner Margaret Netto presented the staff report and responded to Commissioner questions.

Vice Chair Harrison inquired about staff opposition to a mid-block crossing at the 5th Avenue and E Street intersection.

Vice Chair Harrison inquired about the new VTA requirement to analyze project impacts on transit delay.

Vice Chair Harrison inquired about the transportation improvements that would be funded by the exceptional community benefit fees.

Commissioner Klein inquired about rezoning properties to MP-TOD that are outside of the quarter mile radius to a light rail station.

Commissioner Klein requested staff's opinion about using 727,000 square feet of the Development Reserve for this project.

Commissioner Klein inquired about how fair share payments for future traffic improvement projects are calculated.

Commissioner Klein inquired about the section of the Development Agreement making the applicant responsible for funding three public safety officers for seven years.

Commissioner Klein inquired about the CalTrans and City software used to analyze

traffic at various intersections.

Commissioner Simons inquired as to whether the City and VTA discussed providing alternatives to the aforementioned mid-block crossing.

Commissioner Simons expressed concern regarding the standard width of crosswalks being too small to adequately service pedestrian traffic during peak times of day.

Commissioner Simons inquired as to why increasing TDM requirements was not considered in the EIR, and expressed concern regarding the process of paying money as mitigation for traffic and transportation impacts.

Commissioner Olevson inquired as to how much unused square footage there is in the City that could be sold and transferred between developers.

Commissioner Olevson noted several typos in the EIR document.

Commissioner Weiss inquired as to whether it is more difficult to enforce a TDM plan when there are multiple tenants.

Commissioner Weiss inquired as to why paid parking fee and an increase in bus frequency were not considered as part of the TDM plan.

Chair Melton inquired as to whether the concept of the Mary Avenue overpass project was considered in the traffic analysis.

Chair Melton inquired about the process of approving the legislative documents and the project.

Chair Melton clarified the action options available for the listed Alternatives and the staff recommendation.

Chair Melton clarified the purpose and timeline of receiving public input on the DSEIR.

Project Planner Netto noted that \$11 million in exceptional community benefit fees would be used for transportation improvements at the 101 / 237 / Mathilda Avenue interchange, in response to Vice Chair Harrison's earlier question.

Planning Officer Miner noted that details of the TDM will be part of the project

Conditions of Approval, and that the project-related traffic impacts result in a less-than-significant impact.

Chair Melton opened the Public Hearing.

Applicant Janette D'Elia provided information about the application.

Vice Chair Harrison inquired as to whether the applicant would be amenable to pedestrian linkages through other campuses.

Commissioner Simons inquired as to whether the applicant would be amenable to looking at options to vary TDM requirements and reduce transportation impacts.

Kerry Buckholz expressed concern regarding limited bicycle and pedestrian connectivity in the Moffett Park area and requested the Planning Commission think about improving connectivity before approving a project.

Stan Hendryx referenced recent changes to the CEQA statute for transit priority areas and spoke in support of the application.

Chair Melton closed the public hearing.

Commissioner Simons inquired as to whether the \$7 million contribution reference for the Department of Public Safety would be distributed throughout the 20 year budget.

MOTION: Commissioner Simons moved to recommend to City Council Alternative 2: Do not certify the SEIR and do not adopt the Statement of Overriding Considerations, and to direct staff as to where additional environmental analysis is required, with additional analyses including the environmental impact of using a TDM plan with no change to current levels, and of a TDM plan with no traffic impact with the increased amount of square footage plus ten percent; and to provide information about long term costs for roads, reductions in traffic and impacts on intersections, especially those marked with receiving significant impacts from this project.

MOTION FAILED for lack of a second.

MOTION: Commissioner Klein moved and Commissioner Olevson seconded the motion to recommend to City Council Alternative 1: Adopt a resolution certifying the SEIR, adopting the Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program as contained in the Attachments 6 and 7.

Commissioner Olevson spoke in support of the motion.

Commissioner Simons expressed concerns with the EIR being focused on money transfers rather than environmental mitigations, and spoke in opposition of the motion.

Commissioner Weiss expressed concern with the EIR lacking specific data and information at how a severely impacted situation would be improved, and spoke in opposition to the motion.

Vice Chair Harrison spoke in support of the motion.

Commissioner Rheume spoke in support of the motion.

Chair Melton spoke in support of the motion.

The motion carried by the following vote:

**Yes: 5 -** Chair Melton  
Vice Chair Harrison  
Commissioner Olevson  
Commissioner Klein  
Commissioner Rheume

**No: 2 -** Commissioner Simons  
Commissioner Weiss

MOTION: Vice Chair Harrison moved and Commissioner Rheaume seconded the motion to recommend to City Council Alternative 3: Adopt a resolution to amend the Moffett Park Specific Plan to change the Land Use Designation from Moffett Park Industrial to Moffett Park Transit Oriented Development for two parcels and associated text amendments, as contained in the Findings in Attachment 2 and Resolution in Attachment 3; and Alternative 5: Introduce an ordinance to Rezone two parcels within the Moffett Park Specific Plan Area from MP-I (Moffett Park Industrial) to MP-TOD (Moffett Park Transit Oriented Development) as contained in the Findings in Attachment 2 and Draft Ordinance in Attachment 4.

Commissioner Simons expressed concern that the environmental impacts of the application are not being considered and spoke in opposition to the motion.

Chair Melton spoke in support of the motion.

The motion carried by the following vote:

**Yes:** 6 - Chair Melton  
Vice Chair Harrison  
Commissioner Olevson  
Commissioner Klein  
Commissioner Rheaume  
Commissioner Weiss

**No:** 1 - Commissioner Simons

**5**      [16-0199](#)      **FILE #:** 2016-7068  
**Location:** 160 Aries Way (APN 209-07-007)  
**Proposed Project:** **DOWNTOWN SPECIFIC PLAN AMENDMENT INITIATION:** Request to study a change to the land use designation of Block 1a of the Downtown Specific Plan from very high density residential to retail and office, as well as increase the allowable height from 85 feet to 100 feet.  
**Applicant/Owner:** Andy Kasik  
**Environmental Review:** Exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061 (b) (3).  
**Project Planner:** Gerri Caruso (408) 730-7591

#### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

#### **NON-AGENDA ITEMS AND COMMENTS**