

**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

Principal Planner Gerri Caruso presented the staff report and responded to Commissioner questions.

Commissioner Klein inquired about the number of residential units that can be built on this lot and whether the lot was considered for residential use by the applicant.

Commissioner Klein inquired about adding to the study an option for a high density residential project.

Vice Chair Harrison inquired about the number of units in the Solstice and Carmel Loft projects.

Vice Chair Harrison inquired as to why the DSP development standards allow different building heights versus the DSP Block 1a.

Commissioner Olevson referred to Attachment 4 in the staff report and clarified the number of remaining units allowed for various blocks of the DSP.

Commissioner Olevson inquired about whether the study would look at the fiscal impact of residential versus commercial use.

Commissioner Olevson commented on wanting to better understand how a commercial project would change the character of the downtown area from the projection made when City Council designated the site as residential.

Commissioner Simons requested the study include a discussion of what type of use is the most sustainable, and what this project's impact would be on the safety of the nearby park.

Commissioner Klein clarified the square footage of office, retail, restaurant and entertainment that is existing and allowed for Block 1a.

Vice Chair Harrison inquired about whether units are transferable between blocks.

Chair Melton opened the Public Hearing.

Applicant Andy Kasik provided information about the application and responded to Commissioner questions.

Commissioner Klein inquired if residential use was considered.

Stan Hendryx, resident of Sunnyvale, spoke in opposition to the GPI.

Kerry Buckholz, resident of Sunnyvale, expressed concern with keeping the post office downtown.

Project Architect John Duquette provided closing remarks in support of the application.

Commissioner Simons inquired if a mixed use project was considered.

Commissioner Simons expressed concern over a residential use adding safety to the nearby park.

Commissioner Olevson inquired about the number of residential units that could be added to make a mixed use project more feasible.

Chair Melton closed the Public Hearing.

MOTION: Commissioner Klein moved and Commissioner Simons seconded the motion for Alternative 3: Recommend to City Council the initiation of a study to consider amending Block 1a of the Downtown Specific Plan to change the primary land use designation to office including a possible increase in the height limit, prepare draft development standards, evaluate impacts to the Downtown parking district, evaluate project alternatives and conduct appropriate environmental review. Prepare related Zoning Code amendments, with the study also considering mixed use residential or solely residential zoning based on the R-3 or R-4 designation at 85 and 100 feet tall, and evaluating what additional pool of residential units and parking would need to be added.

Commissioner Klein discussed his support of the motion.

Commissioner Simons spoke in support of the motion.

FRIENDLY AMENDMENT: Vice Chair Harrison offered a friendly amendment to include in the study an option of a mixed use project including some housing, some office and some retail. Commissioner Klein and Commissioner Simons accepted the friendly amendment.

Vice Chair Harrison clarified that an applicant-funded study of changes to the Parking District is included in the motion.

Vice Chair Harrison spoke in support of the motion.

Commissioner Rheaume spoke in support of the motion.

Commissioner Weiss spoke in opposition to the motion, citing the need for more housing.

Chair Melton spoke in opposition to the motion, citing the need for more housing close to transit.

The motion carried by the following vote:

**Yes: 4 -** Vice Chair Harrison  
Commissioner Klein  
Commissioner Rheaume  
Commissioner Simons

**No: 3 -** Chair Melton  
Commissioner Olevson  
Commissioner Weiss

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

None.

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

None.

**-Staff Comments**

Planning Officer Miner stated that Council on March 29 continued the Park In-lieu Fee study to April 12, and approved the project on 882 W. McKinley, originally denied by the Planning Commission and appealed to Council, as the applicant used a provision in the Reasonable Accommodation Act.

Commissioner Simons inquired about whether the use is approved in perpetuity.

Planning Officer Miner stated that Council approved the 861 E. El Camino Real project on April 5.

Planning Officer Miner stated that consideration of the Ordinance regarding medical marijuana is on the April 12 Council agenda.

**ADJOURNMENT**