

ideally he would prefer no parking there. He said he appreciates that the applicant is moving forward on the downtown area and that he is anxious about getting this done, but he wants to make sure we are doing a quality job. He said he hopes consideration is given to making Redwood Square an area where people can walk through and enjoy.

Commissioner Olevson said he is supporting the motion, and that generally he does not prefer to approve a project before everything is completed, but that in this case we have been waiting many years to achieve that. He said he appreciates the risk the developer is taking by restructuring a partially completed project, and that the developer has worked with the City in the past and shown a reputation for quality construction while living up to the intent of our agreements and not just the law.

Commissioner Weiss said she is supporting the motion and can make the findings. She said the COAs take into account the existing situation and represent serious and thoughtful discussion between the developer and staff. She said she likes the added modifications which strengthen the proposal, and that everyone in Sunnyvale has been waiting a long time for forward motion on the downtown plan.

Chair Melton said he will be supporting the motion and can make the findings.

**Yes:** 7 - Chair Melton  
Vice Chair Harrison  
Commissioner Olevson  
Commissioner Klein  
Commissioner Rheume  
Commissioner Simons  
Commissioner Weiss

**No:** 0

Planning Officer Miner announced that this decision is final unless appealed to, or called up for review by the City Council within 15 days.

**3**      [16-0529](#)      **File #:** 2013-7653  
**Location:** Peery Park District Area  
**Applicant:** City of Sunnyvale  
**Proposed Project:**  
                 **PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL  
IMPACT REPORT AND DRAFT PEERY PARK SPECIFIC  
PLAN** for the Peery Park Specific Plan.  
**Project Planner:** Amber Blizinski, (408) 730-2723,  
ablizinski@sunnyvale.ca.gov

Principal Planner Amber Blizinski provided an overview of the project and the purpose of the Draft Environmental Impact Report (DEIR). She said this Public Hearing is for members of the public and the Planning Commission to provide comments on the DEIR and the Draft Peery Park Specific Plan (PPSP).

Chair Melton opened the Public Hearing.

Ann Davis, Sunnyvale resident, said the plan to put pedestrian openings in the wall behind Pine Avenue on the east side would rip out trees and increase noise. She discussed her concern with crime in the area and requested hiring a landscape architect to enhance the appearance at Mathilda.

Jay Patel, owner of the Best Western on Mathilda, said the proposed pedestrian pathway will separate the two buildings comprising the hotel. He said the pathway will also decrease parking, increase crime, and that residents coming through on the pathway will frighten guests.

Sharon McKnight, SNAIL neighborhood resident, said she will provide a petition from neighbors who are against creating a pathway through the wall, and said the opening in the wall would diminish their privacy and security.

Dwight Davis, Sunnyvale resident, spoke against opening the walls for a pathway and discussed his concern with crime and increased parking in the neighborhood and requested screening the buildings with landscaping.

David King, Sunnyvale resident, requested the Planning Commission recommend removing the two proposed pedestrian and bicycle connections from the DEIR and Draft PPSP, and discussed his concern with crime in the area.

Sue Serrone, Sunnyvale resident, said the analysis of Alternative 2 for mixed use should be reconsidered and recommended and that the policy goal of creating more employment should be changed. She noted that there is an imbalance between jobs and housing in Sunnyvale and said more housing is needed.

Stan Hendryx, Sunnyvale resident, said several upcoming projects will create thousands of jobs for people who cannot afford to live in Sunnyvale which will increase commuting traffic and greenhouse gas emissions. He requested the reports be amended to include the impact of greenhouse gas emissions from commuting vehicles and the impact these projects will have on much needed housing and their mitigations.

Vice Chair Harrison said the DEIR is adequate to address environmental impacts, but that she strongly encourages the consideration of the mixed use housing alternative as opposed to the project alternative. She said with the projects in the pipeline Sunnyvale will be overbuilt for office for ten years, and noted that the environmental impact of the mixed use housing alternative is similar to that of the proposed project.

Commissioner Simons said the DEIR gives decision making bodies tools for mitigation of environmental impacts and that evaluating varied TDM requirements help us understand the impacts of projects on traffic and pollution should be done during the review of the EIR.

Commissioner Weiss said not enough attention was given to Mellows Nursery in the study, which could help mitigate the increase in greenhouse gas emissions if the site was used as green space. She said she is disturbed that with all construction there will only be 215 housing units, that live-work villages have been overlooked and would be a much more balanced and holistic approach to planning a community. She said she sympathizes with the neighbors who spoke about creating a pathway through the existing wall and that more attention should be given to the risks entailed by having it. She said Alternative 2 seems to go further in the direction of a holistic community.

Commissioner Olevson noted that comments on page ES-32 and ES-33 discuss the growth of Peery Park impacting major thoroughfares and inadequately justifies how improvements at intersections in Morgan Hill and Redwood City would have a positive impact in Sunnyvale. He requested the EIR justify how helping someone in the north and part of the county will help Sunnyvale.

Chair Melton closed this agenda item.

- 4      [16-0132](#)      **File #:** 2015-7275  
**Location:** 1111 Lockheed Martin Way (APNs: 110-01-036 and 110-01-038)  
**Proposed Project:** Discussion and possible actions on:  
                 **MAJOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT**  
                 to demolish existing buildings and construct five eight-story buildings, two four-story parking structures, one-five-story parking structure and a two-story amenities building resulting in approximately 1.65 million square feet of office use.  
                 **DEVELOPMENT AGREEMENT** Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and MT II LLC (Jay Paul Company)  
**Environmental Review:** A Subsequent Environmental Impact Report (SEIR) has been prepared in compliance with California