PUBLIC HEARINGS/GENERAL BUSINESS

2. 17-0947

File #: 2017-7743
Locations: Moffett Park Specific Plan Area
Proposed Project: General Plan Amendment Initiation: to consider amendments to the Moffett Park Specific Plan.
Applicant / Owner: Google, Inc. (applicant) / various owners
Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a).
Project Planner: Andrew Miner, (408) 730-7707, aminer@sunnyvale.ca.gov

Commissioner Howe recused himself due to a potential economic conflict of interest.

Chair Rheaume recused himself due to a potential economic conflict of interest.

Planning Officer Andrew Miner presented the staff report.

Commissioner Simons confirmed with Planning Officer Miner that the Planning Commission can make recommendations to include in the motion for Council consideration.

Commissioner Simons commented on the need for a Moffett Park Bicycle and Pedestrian Master Plan. Planning Officer Miner acknowledged the point and provided background information about the future operation of Moffett Park. Commissioner Simons asked staff about future issues, such as gap closures and compliance with Vision Zero. Planning Officer Miner commented on circulation and access to Moffett Park and noted that the Bicycle and Pedestrian Advisory Committee would be included in the review process.

Commissioner Harrison asked staff about the timing to complete the Peery Park Specific Plan. Planning Officer Miner provided details and advised that one and half years is a reasonable estimate to update the Moffett Park Specific Plan (MPSP).

Commissioner Harrison asked staff to explain the development history of Moffett Park. Planning Officer Miner advised that the goal was to provide an area in the City that would attract global companies. Planning Officer Miner stated that residential developments have not yet been developed in Moffett Park because of the previous and current industrial uses but that analysis pertaining to safety concerns with

residential development would be included in the study. Planning Officer Miner provided background about the evolution of the City's industrial areas and current development trends.

Commissioner Harrison asked staff when a Specific Plan would normally come up for review. Planning Officer Miner advised that plans are generally expected to last 25 – 30 years but that due to the rapid change in the Bay Area there is a need to reevaluate sooner. Planning Officer Miner spoke about current conditions and advised that if Google hadn't made the request the MPSP would have likely been reviewed in five years.

Commissioner Harrison confirmed with Planning Officer Miner that the Transfer of Development Rights (TDR) included in the MPSP would allow an applicant to transfer development rights between parcels.

Commissioner Olevson asked staff about funding for the potential study. Planning Officer Miner stated that Google would pay the cost as the applicant and initiator of this request, but that preparation of the plan would be led by the City.

Commissioner Olevson commented that Moffett Park was designed for industrial uses and asked staff if the impact on the Department of Public Safety (DPS), including Fire Station Five, would be analyzed in the study. Planning Officer Miner confirmed that this would be studied and that the DPS would be included in the review process. Planning Officer Miner commented that utilities would also be reviewed for potential required upgrades.

Vice Chair Weiss opened the Public Hearing.

Mark Golan, Vice President of Real Estate and Workplace Services at Google, presented images and information about the proposed project.

Jim Thorne, business owner in Moffett Park, asked that consideration be given to existing business owners who are struggling to stay in business as companies move out of Moffett Park or are bought out.

Richard Mehlinger, Sunnyvale resident, spoke in support of the proposed project and commented that this project could help correct the jobs to housing imbalance.

Kerry Haywood with the Moffett Park Business Group, spoke in support of the

proposed project and noted that this study would provide a platform on which to analyze current challenges and explore opportunities for Moffett Park.

Commissioner Harrison asked Ms. Haywood about Lockheed Martin's feedback. Ms. Haywood advised that Lockheed Martin is evolving as a company and wants to be part of this process.

Senior Assistant City Attorney Rebecca Moon commented that Planning Commissioners should disclose if they met with the applicant and advise the content of their discussion.

Vice Chair Weiss disclosed that she met with the applicant last week to view the presentation slides and ask questions.

Commissioner Harrison disclosed that she met with the applicant last week to view the presentation slides and ask questions about sea level rise and public participation.

Commissioner Howard disclosed that he met with the applicant last week and noted Google's desire for architectural innovation as well as their concern for sufficient density in mixed-used development.

Vice Chair Weiss closed the Public Hearing.

MOTION: Commissioner Simons moved and Commissioner Howard seconded the motion for Alternatives 1 and 2 –
1. Initiate a General Plan/Specific Plan Amendment study to consider amending the Moffett Park Specific Plan; and
2. Provide direction: a) to prepare a work plan and project description after initial community outreach and return to the Planning Commission for a recommendation and to City Council for action, b) on any plan features that the City Council would like included or would not like included, and c) to commence work on the amendment studies only if fully paid for by the applicant or applicants.

Commissioner Simons recommended the addition of a chart that outlines the original allocated square footage in Moffett Park, how the development reserve has decreased over time and the impact of this future project.

Commissioner Simons recommended the inclusion of the current water capacity for

Moffett Park, planned potential usage and impacts on capacity. Planning Officer advised that a Water Supply Assessment is required and would be presented at a future Planning Commission meeting if the study is approved.

Commissioner Simons requested the addition of a Bicycle Pedestrian Master Plan that incorporates the following corridor aspects: Mary Avenue bike route to Cupertino; Borregas Avenue bridge access; Mountain View connection via Moffett Drive; bike and pedestrian access points to the Bay trail; east routes along 237; Lawrence Expressway as a bicycle and pedestrian corridor. Commission Simons stated that the Bicycle Pedestrian Master Plan should also address: type IV bicycle lanes; Light Rail and other transportation; potential transportation gaps and mitigation measures; sidewalk width consistency with VTA, CalTrans and AASHTO standards; public safety impacts related to Fire Station Five.

Commissioner Howard confirmed with Planning Officer Miner that these requests are understood by staff.

Commissioner Simons commented on current opportunities given the dramatic change in the Bay area. Commissioner Simons stated that Moffett Park previously excluded housing due to its industrial nature but that this area is changing. Commissioner Simons noted that it would be beneficial if the MPSP review could alleviate some of the long-standing problems in the City, such as access, connectivity and increasing the use of alternative transportation.

Commissioner Howard commented that he spoke before the Mountain View City Council to advocate Google’s Bayshore plan. Commissioner Howard stated his general concerns regarding the technology industry bubble and the corresponding lack of communication with the public. Commissioner Howard stated an opinion that Google’s mixed-used developments will improve interaction with cities and the public. Commissioner Howard encouraged the applicant to support employees leaving the office during the day to potentially patronize local businesses. Commissioner Howard commented on the need for self-driving public transportation in this region and noted that California Senate Bill SB 827 would increase height and density limits by right if a project is within a certain proximity to transportation.

Commissioner Harrison asked staff how this potential Specific Plan Amendment would tie into the Housing Element. Planning Officer Miner stated that aspects of the Housing Element may need to be updated and that this potential change would increase the number of planned housing units.

Commissioner Harrison stated that she will be supporting the motion. Commissioner Harrison noted that this is an opportunity to develop design criteria around duck outs and a variety of building heights. Commissioner Harrison noted that the variety of building heights is a Planning Commission proposed Study Issue. Commissioner Harrison stated an opinion that varying building heights would generate more of a community feel and that the aggregated density would still meet the General Plan limits.

Commissioner Olevson stated that he will be supporting the motion. Commissioner Olevson commented on the real estate meltdown and the shutdown of Downtown during the recession and stated that it is appropriate to reevaluate plans from 14 years ago. Commissioner Olevson stated that it is time to look at Moffett Park and how the changes will affect the City, including infrastructure such as the DPS.

Vice Chair Weiss stated that she will be supporting the motion. Vice Chair Weiss noted that changes in this region have spurred growth and that there is a corresponding need to revision with input from the community and the Climate Action Plan 2.0 Advisory Committee. Vice Chair Weiss commented on the need for complete neighborhoods and streets and integration of local business with residential developments. Vice Chair Weiss stated an opinion that MPSP could be a model for other cities struggling with the jobs to housing imbalance. Vice Chair Weiss noted her hope that the study can be completed thoroughly and efficiently.

The motion carried by the following vote:

Yes: 5 - Vice Chair Weiss
Commissioner Harrison
Commissioner Howard
Commissioner Olevson
Commissioner Simons

No: 0

Recused: 2 - Chair Rheaume
Commissioner Howe

Planning Officer Miner advised that this item goes to the City Council on February 6th, 2018.