



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, December 16, 2019

7:00 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

**Special Meeting: Public Comment on the Draft Environmental Impact Report for the
Downtown Specific Plan Amendment and the Draft Traffic Environmental Impact Report
for Google's Proposed Caribbean Campus**

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

Present: 4 - Chair Daniel Howard
Commissioner John Howe
Commissioner Ken Olevson
Commissioner Carol Weiss

Absent: 3 - Commissioner Sue Harrison
Commissioner Ken Rheume
Vice Chair David Simons

Vice Chair Simons, Commissioner Harrison, and Commissioner Rheume's absences are excused.

ORAL COMMUNICATIONS

PUBLIC HEARINGS/GENERAL BUSINESS

1. [19-1020](#) Proposed Project:
**PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL
IMPACT REPORT** for the Downtown Specific Plan Amendment
and related private development projects.

Location / File #:

Special Development Permit and Development Agreement (File #: 2016-7438), to construct 134,000 SF of office on a 0.50 acre parcel located at 100 Altair Way (APN: 209-07-007).

Special Development Permit and Development Agreement (File#: 2017-7872) to construct 64,000 SF office on a 1.5 acre site located at 111 West Evelyn Avenue (APN; 209-06-083)

Special Development Permits, Tentative Parcel Map, and Development Agreement (File #'s: 2017-7848, 2017-7879, 2019-7250, 2019-7251, 2019-7252)

- Construct 168,000 SF office and retail building on a 1.9 acre site located at 300 Mathilda Avenue (APN: 209-34-019).
- Add one additional residential unit in an existing building located at 300 W. Washington (APN: 209-41-004).
- Construct 500,00 SF office and 467 attached residential units with ground floor commercial on a 7.3 acre site located at 200 South Taaffe Street (APNs: 209-35-022 and 023).
- Construct 325 attached residential units and ground floor retail on a 4.7 acre site located on Town Center Sub-block 6 (APNs: 209-25-016, 017, 018, and 019).

File #: 2018-8047

Zoning: DSP (Downtown Specific Plan)

Applicant: City of Sunnyvale, STC Ventures, Minkoff Group, Giurland, Inc.

Project Planner: David Hogan, 408-730-7418, dhogan@sunnyvale.ca.gov

Assistant Director Andrew Miner informed the Commissioners that the purpose of the meeting is to collect the Commission's and public's feedback about the two agenda items and asked them to hold their specific questions regarding the proposed projects until they are considered at a future meeting.

Contract Planner Dave Hogan presented images and information about the Draft Environmental Impact Report (DEIR) and introduced Principal Planner Michelle King and Amy Wang with consultant David J. Powers and Associates.

Assistant Director Andrew Miner stated that this process is a result of the City Council's approval to initiate the General Plan Amendment and explained that Alternative 5 is based on the City Council's direction to study the concept of a hotel that was included in the original approval. He added that the reduction in retail that the DEIR addresses is a reduction from the originally approved plan and that he expects the EIR to be ready for certification before Summer 2020.

Commissioner Weiss asked staff why the Transportation Demand Management (TDM) plan does not include Caltrain. Contract Planner Hogan responded that the DEIR includes a high level TDM plan and that the individual proposed projects will be required to submit specific TDM plans. Assistant Director Miner stated that only office developments are subject to TDM programs and that the proposed projects will most likely list Caltrain as an option. Commissioner Weiss asked why the Murphy Square site is not planned for LEED Gold like the other proposed projects. Contract Planner Hogan stated that LEED Silver is the applicant's current proposal and that staff will review the status closer to the time the proposed project is considered. Commissioner Weiss asked how the de-watering process for the underground parking works and Contract Planner Hogan responded that the details would be worked out during the building permit phase. Commissioner Weiss asked if exceptions to the all electric construction would be made for restaurants that prefer to use gas. Assistant Director Miner stated that staff do not have enough project-specific information at this point but will have more details when the project comes forward for review. Commissioner Weiss asked about the amount of pervious area from the future projects and Contract Planner Hogan stated that staff will ensure that the applicants meet all run-off requirements when the proposed projects are submitted. Commissioner Weiss mentioned her concern for the potential removal of a Redwood tree. Contract Planner Hogan and Assistant Director Miner answered that the Commission can make a recommendation to the City Council about the tree when it considers the final EIR and can also give direction on the tree when it considers the proposed project. Assistant Director Miner confirmed that her comments will be addressed in the final EIR.

Commissioner Howe commented that the EIR should consider alternatives to closing Sunnyvale Avenue since he believes closing it altogether would increase traffic on Wolfe and Mathilda Avenues. Assistant Director Miner clarified that any project close to Sunnyvale Avenue would be subject to CEQA review, including traffic impacts. Commissioner Howe asked about the Commission's role in the project and Assistant Director Miner stated that it is possible to brief the Commission on it since it could impact land use.

Chair Howard commented that he is interested in the future of Sunnyvale Avenue and asked for consideration of pervious materials for the streets used by bicyclists and pedestrians in order to help address water quality run-off issues.

Chair Howard opened the Public Hearing.

Mike Serrone stated his overall support and added that the pedestrian and bicycle infrastructure should be improved, that the downtown area should be enlarged, that retail for the Altair Way proposed project should face Plaza del Sol, and that the City should move the DEIR and proposed projects through the process as quickly as possible.

Alice Mansell urged the Commissioners to examine recreational needs when considering the proposed projects and distributed information about curling taking place in Redwood Square.

Chair Howard closed the Public Hearing.

Contract Planner Hogan mentioned the next steps that will take place after the comment period ends from review of the public and agency comments to future public hearings on the proposed development projects.

2. [19-1250](#) **Proposed Project:**
PUBLIC COMMENT ON THE DRAFT TRAFFIC ENVIRONMENTAL
IMPACT REPORT for the Google Caribbean Project.

Location:

The project area is located within the northern portion of the City of Sunnyvale within the Moffett Park Specific Plan area. The proposed project would occur on 10 existing parcels and result in the construction of two new mid-rise buildings at two new addresses: one at 100 West Caribbean Drive and the second at 200 West Caribbean Drive. The project site is bound by West Caribbean Drive on the north, and lies between Mathilda Avenue on the west, Borregas Avenue on the east, and is bisected north to south by the Valley Water District's West Channel.

Project Description:

A Special Development Permit to demolish 13 existing buildings, existing surface parking lots, and the removal of vegetation and trees on the approximately 40.5-acre site and the construction of two new

five-story office buildings totaling 1,041,890 square feet. Combined, the two buildings would have a FAR of 0.66.

The project includes a parking structure and surface parking with a total of 2,092 spaces as well as a new traffic signalization at the intersection of W. Caribbean Drive and the 200 W. Caribbean driveway. The project includes improvements to the existing Valley Water West Channel (West Channel) which bisects the campus such that 100 W. Caribbean Drive lies to the east and 200 W. Caribbean Drive lies to the west.

The project also includes the demolition of a single story industrial/R&D building at 1362 Borregas Avenue, totaling 39,642 square feet which will be demolished to accommodate temporary construction parking for 745 cars in lieu of onsite construction parking.

File #: 2017-8042

Zoning: Moffett Park General Industrial (MP-I) and Moffett Park Transit Oriented Development (MP-TOD)

Applicant / Owner: Google LLC

Project Planner: Michelle King, 408-730-7463,
mking@sunnyvale.ca.gov

Principal Planner Michelle King presented Alex Jewell with Kimley-Horn and Associates, Inc., the firm working on the Draft Traffic Environmental Impact Report (DTEIR).

Mr. Jewell presented images and information about the DTEIR.

Commissioner Weiss noted her serious concern for the number of anticipated new trips at the identified key intersections and asked if Google plans to provide any busing services to help alleviate this traffic. Commissioner Weiss confirmed with Mr. Jewell that the expected 4,500 work force includes all types of employees and commented that the traffic analysis should include the impact of Levi's Stadium events on the surrounding area, particularly for the Great America Parkway and Tasman Drive intersection.

Chair Howard asked if the traffic assessment considers the improved Valley Transportation Authority bus service planned for Mathilda Avenue and commented that it should hopefully reduce traffic in that area.

Chair Howard opened the Public Hearing.

Mike Serrone praised the proposed project for its unique design and commented

that the bicycle paths should connect to the Bay Trail and Borregas Avenue to facilitate bicycle circulation throughout the city. He also expressed interest in the swift development of the area.

Chair Howard closed the Public Hearing.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Assistant Director Andrew Miner thanked the Commissioners for attending the Special Meeting.

ADJOURNMENT

Chair Howard adjourned the meeting at 7:48 PM.