

3. [21-0365](#) Recommend a Land Use Option for the Development of Proposed Amendments to the Moffett Park Specific Plan and Analysis in the Environmental Impact Report (EIR).

Commissioner Rheume recused himself due to a financial conflict of interest.

Principal Planner Michelle King presented the staff report with a slide presentation.

Chair Howard opened the Public Hearing.

Commissioner Harrison asked staff about the cleanup activity at the Navy site and what it is comparable to other contaminated site cleanup efforts in Sunnyvale. Principal Planner King responded it does not appear to be comparable to cleanup in the downtown and that it is a more contaminated site. Principal Planner King stated she will clarify that the Navy is doing the public outreach. Assistant Director, Andrew Miner disclosed to the Planning Commission that the City is not responsible for the cleanup, but it is the responsibility of the property owner. Commissioner Harrison asked staff if the area that is studied is only East of Mathilda Avenue then the Planning Commission does not need to address the cleanup site in the Environmental Impact Report (EIR). Principal Planner King responded that the EIR will identify areas that are contaminated within the plan area, but the plume from that site does not go East of Mathilda Avenue.

Commissioner Howe asked if the Mary Avenue over-crossing EIR is complete. Principal Planner King responded that the City is working closely with the Mary Avenue Department of Public Works team to cover all aspects of Mary Avenue for the environmental review. Commissioner Howe asked Principal Planner King what

the difference would be if the Planning Commission were to approve all the study issues and make the decisions later versus excluding some of them and not having them in the detailed EIR. Principal Planner King stated that it would change the way the City models' traffic and the way the City thinks about services and infrastructure. Principal Planner King responded that the Planning Commission could include all study issues and then remove them based off the results in the environmental review. Assistant Director Miner commented that it is important to make specifications now, such as location and numbers so that the environmental report and draft plan has enough detail. Assistant Director Miner also commented that it is always better to have one prime alternative than a variety of alternatives in an environmental report. Commissioner Howe asked if Lockheed Martin will be speaking. Principal Planner King confirmed that they will speaking as a Member of the Public on the agenda item.

Vice Chair Simons asked if the Planning Commission's recommendation should include changing the land-use. Principal Planner King confirmed it should. Vice Chair Simons asked if historic and estimated subsidence could be added to the recommendation. Principal Planner King responded that the City is studying subsidence. Vice Chair Simons asked if the City could analyze a bike and pedestrian crossing for the EIR for Moffett Park. Principal Planner King responded that consultant team Nelson Nyggard is studying options for people to get in and out of Moffett Park such as bike and pedestrian bridges. Vice Chair Simons asked if bike and pedestrian crossing should be in the EIR. Principal Planner King commented that it does not need to be in the EIR at this point and that there will be other opportunities to discuss within the next six months.

Commissioner Olevson stated that he appreciated the City's massive work for answering some of the questions. Commissioner Olevson stated his concerns regarding providing open space for future residents.

Chair Howard stated an opinion that the Planning process would be more complicated if the City had to study all housing options West of Mathilda. Assistant Director Miner agreed with Chair Howard's opinion due to the time and effort that it takes to prepare a detailed EIR. Chair Howard asked Principal Planner King what the potential flooding hazards throughout the site are. Principal Planner King responded that flooding risk is greater closer to the shoreline and end of the channels.

Assistant Director Miner commented that the proposed project is a City project with

no specific applicant.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Chair of Livable Sunnyvale, discussed the principles Livable Sunnyvale adopted for the Moffett Park Specific Plan and that they will be supporting the staff recommendation.

Janette D'Elia, Chief Operating Officer (COO) of Jay Paul Company, discussed the importance of residential use on the West of Mathilda and asks the City to include the property owned by Jay Paul Company in the study (previous hotel site).

Kerry Haywood, on behalf of Moffett Park Business Group (MPBG), commented that MPBG vision aligns with the City's eco-innovation district concept and discussed the overall support on staff's recommendation.

Coleen Hausler, Sunnyvale resident and member of Livable Sunnyvale, discussed the overall support of mixed-use in Moffett Park and the importance of housing.

John Lucas, Vice President of Global Real Estate for Juniper Networks, discussed the overall support of the staff's recommendation Alternative 1 because it is consistent with how Juniper's property is already zoned and for industrial development, and does not include residential uses at their property.

Mike Serrone, Member of Livable Sunnyvale, thanked Principal Planner King for her excellent presentation and spoke in overall support of staff recommendation Alternative 1.

Jeff Holzman, Real Estate Development District Director for Google in Sunnyvale, discussed the overall support of the City's eco-innovation district and eagerness to see Moffett Park progress.

Tom Green, Director of Real Estate for Lockheed Martin, discussed the importance of residential use West of Mathilda and the potential for residential use on their campus.

Kat Wortham, Member of Silicon Valley Leadership Group (SVLG) and Sunnyvale resident, commented that SVLG is in support of staff recommendation for mixed-use residential east of Mathilda and are looking forward to seeing the eco-innovative

district thrive.

Gita Dev, Representative of the CR Club, listed concerns before an EIR can be studied, including resilience and flooding, ecology, and infrastructure. Ms. Dev also thanked Principal Planner King for the presentation.

Ken Rodrigues, owner of Kenneth Rodrigues Partners, spoke in support of housing West of Mathilda and commented that a good place to study is at the north side of the Lockheed Martin Way east of and adjacent to Lockheed's campus, which Lockheed calls "Lockheed Martin Site #2."

Eileen McLaughlin discussed her interest in ground water and how the City will be mitigating areas where water is closer to the surface in the Moffett Park. Ms. Laughlin also commented on the importance of infrastructure needs.

Chair Howard closed the Public Hearing.

Commissioner Harrison asked staff if they are looking for a motion or solely feedback from the Planning Commission. Assistant Director Miner confirmed that staff is looking for a formal recommendation to forward to City Council. Commissioner Harrison asked if the Planning Commission reviews a commercial property based off the land-use rather than the particular property owner's proposed project. Mr. Miner stated the purpose of the agenda item is to recommend amendments to the general plan and the land-use designation for all the property in Moffett Park to discuss at City Council. Commissioner Harrison asked staff how the Planning Commission would review a section of a parcel on Lockheed Martin's site that was not identified in the staff report. Principal Planner King responded that it is possible to make a motion by calling the site "Lockheed Martin Site #2".

Commissioner Howe and Commissioner Olevson asked if the Planning Commission can develop a motion that addresses each property separately. Chair Howard agreed with Commissioner Howe's and Commissioner Olevson's recommendation.

Vice Chair Simons commented that when the land-use is changed it would impact the surrounding land-uses. Vice Chair Simons also stated his concern regarding less industrial use in the City and the poor connectivity across Mathilda Avenue. Vice Chair Simons asked Chair Howard how the Planning Commission is going to make the motion. Chair Howard stated that the motions would be broken up into sections.

Chair Howard stated his opinion on what type of land-use should be at which location in Moffett Park.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 1 - Recommend to City Council Land Use Option of: Office/R+D/Industrial of (an additional 10 million square feet over existing and approved) with Mixed-Use Residential east of Mathilda (up to 18,500 housing units and 500,000 square feet of commercial/retail).

Commissioner Howe commented that the East and West side of Mathilda should be reviewed carefully when considering the land-use and connectivity amongst other things. Commissioner Howe asked staff if the Planning Commission will see the EIR before it goes out to comment.

Vice Chair Simons stated that the Planning Commissioners can make modifications to the base motion.

Commissioner Harrison stated that she will be supporting the motion but would like to make modifications after the Planning Commission votes on the motion.

Assistant Director Miner confirmed that the Planning Commission will have input on the EIR during the Public Comment period. Commissioner Howe asked if an update on agenda item 3 will come back to the Planning Commission before it goes out to the Public. Assistant Director Miner stated that the agenda item will be discussed in future meetings but the EIR will be available for the Planning Commission when it goes out for the Public Comment.

Commissioner Olevson stated he will be supporting the motion and that he appreciates the staff and public speakers for the information and feedback.

The motion carried by the following vote:

**Yes:** 5 - Chair Howard  
Vice Chair Simons  
Commissioner Harrison  
Commissioner Howe  
Commissioner Olevson

**No:** 0

**Absent:** 1 - Commissioner Weiss

**Recused:** 1 - Commissioner Rheaume

MOTION: Commissioner Harrison moved, and Commissioner Howe seconded the motion to recommend including the Jay Paul-owned property in the study.

Commissioner Harrison commented that the Jay Paul-owned property is set up in a way that could easily transform into residential use.

Vice Chair Simons asked staff if it will be the same amount of housing regardless if the Planning Commission choose east or west of North Mathilda. Assistant Director Miner and Principal Planner King confirmed that it is still the same amount of housing. Vice Chair Simons stated that he does not see value in changing the use to residential use. Principal Planner King commented that added housing to the west of North Mathilda will give better locations for housing.

REVISED MOTION: Commissioner Harrison moved to recommend including the Jay Paul-owned property in the study and adjusting the total amount of potential housing units to 20,000 west of North Mathilda Avenue.

The motion failed for lack of a second.

MOTION: Commissioner Harrison moved and Commissioner Howe seconded the motion to recommend including the Jay Paul-owned property in the study.

The motion carried by the following vote:

**Yes:** 3 - Chair Howard  
Commissioner Harrison  
Commissioner Howe

**No:** 2 - Vice Chair Simons  
Commissioner Olevson

**Absent:** 1 - Commissioner Weiss

**Recused:** 1 - Commissioner Rheaume

Chair Howard asked staff how they came up with 18,500 units and if the Planning Commission can propose a change in the number of units. Consultant Chris Sensenig responded that the number was calculated looking at east of North Mathilda. Assistant Director Miner commented that the units that may potentially be considered for the Jay Paul-owner property are not included in the 18,500 units. Assistant Director Miner stated the option of an alternative analysis.

MOTION: Commissioner Harrison moved and Commissioner Olevson seconded the motion to recommend including the Lockheed-owned property, described as "Site 2", as an additional housing site in the study.

Commissioner Harrison stated her opinion on the importance of having the east side of North Mathilda as a neighborhood and that it would be wrong to not consider Site 2 as a potential study issue.

Commissioner Olevson stated his opinion on the longevity of the land for Lockheed Martin and that the Planning Commission should consider the area for residential use.

Vice Chair Simons stated an observation regarding the long-term secure area of the Lockheed-owned property.

Chair Howard stated his opinion regarding the adaptability of security and will be supporting the motion.

The motion carried by the following vote:

**Yes:** 3 - Chair Howard  
Commissioner Harrison  
Commissioner Olevson

**No:** 2 - Vice Chair Simons  
Commissioner Howe

**Absent:** 1 - Commissioner Weiss

**Recused:** 1 - Commissioner Rheaume

MOTION: Commissioner Harrison moved and Commissioner Howe seconded the motion to recommend including the Navy site in the study.

Commissioner Harrison stated her opinion on potentially using the site as a Activity Center and would be worth considering as a option.

Chair Howard stated his opinion that it would be worth considering as a potential option.

The motion failed by the following vote:

**Yes:** 2 - Chair Howard  
Commissioner Harrison

**No:** 3 - Vice Chair Simons  
Commissioner Howe  
Commissioner Olevson

**Absent:** 1 - Commissioner Weiss

**Recused:** 1 - Commissioner Rheume

Chair Howard asked staff if staff has any suggestions to recommend to the City Council. Principal Planner King responded if the Planning Commission would consider the higher number of units' staff is recommending. Chair Howard stated that he does not see a reason to change the number of units at this time.

Vice Chair Simons asked staff to include a simple discussion on land subsidence in the EIR. Vice Chair Simons asked what other topics will be analyzed in the EIR. Principal Planner King confirmed that staff will add it in the narrative. Vice Chair Simons asked what other topics will be analyzed in the EIR. Principal Planner King responded that the policy topics Vice Chair Simons noted will not be in the EIR but will be discussed in future meetings and included in the draft plan. Vice Chair Simons asked about the connectivity of Moffett Park and when it will be in the EIR. Principal Planner King confirmed that it will be in the EIR alternative, the draft plan, and in future meetings. Vice Chair Simons asked if Moffett Park will be using Sunnyvale's sidewalk standards. Principal Planner King confirmed that Moffett Park will have its own set of standards while meeting the City's minimum.

Assistant Director Miner stated that these recommendations will be forwarded to the City Council for consideration at the May 25, 2021 meeting.