



City of Sunnyvale

Excerpt Meeting Minutes - Draft Planning Commission

Monday, September 13, 2021

7:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

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

ROLL CALL

Present: 6 - Chair Daniel Howard
Vice Chair Martin Pyne
Commissioner Sue Harrison
Commissioner John Howe
Commissioner Ken Rheaume
Commissioner Carol Weiss

PUBLIC HEARINGS/GENERAL BUSINESS

2. [21-0820](#) **Proposed Project:** General Plan Amendment Initiation: to consider a 100% Floor Area Ratio (FAR) combining district on 10 parcels in the M-S zoning district totaling 63 acres.
Location: 974 East Arques Avenue (APNs: 205-36-006, 205-36-007, 205-36-008), 190 Commercial Street (APN: 205-35-001), 198 Commercial Street (APN: 205-35-002), 930 East California Street (APN: 205-35-003), 1050/1090 East Arques Avenue (APN: 205-37-009), 928/930 East Arques Avenue (APN: 205-35-017), and 955/965 East Arques Avenue (APNs: 205-25-018 and 205-25-019)
File #: 2021-7282
Zoning: M-S - Industrial and Service
General Plan: Industrial
Applicant / Owner: RMW Architecture & Interiors (applicant) / Applied Materials, Inc. (owner)

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Senior Planner Momoko Ishijima presented the staff report with a slide presentation. She noted a correction to the staff report so that the map on page five excludes two parcels on East California Avenue (214 Commercial Street and 989 E California Avenue) since they were not part of the applicants' proposed study area. Additionally, the text on page seven of the staff report indicates the inclusion of two parcels on Commercial Street that staff recommends should be included in the expanded study area.

Commissioner Weiss asked about the number of parcels that would be included in the Arques Campus Specific Plan. Assistant Director Andrew Miner stated that if City Council approves the General Plan Initiative as recommended, the applicant would be required to submit an application for a formal General Plan Amendment which would include 10 parcels.

Commissioner Weiss requested clarification on the following text found on page four of the staff report: "If the GPI is granted, future GPA and rezoning is approved for this project, and the City Council decides to grant the square footage from the Citywide Development Pool, the balance would be exhausted." Senior Planner Ishijima explained that while the current balance of the Citywide Development Pool is 1.2 million square feet, the requested square footage of the expanded study area parcels combined is 1.63 million square feet. Assistant Director Miner elaborated that the General Plan Amendment will serve as an amendment to the General Plan Initiative and increase the amount of square footage in the development reserve by what is being considered for this expanded study area. He then invited feedback from the Planning Commissioners regarding the expansion or minimization of the square footage balance in the Citywide Development Pool as this feedback will be presented to City Council and incorporated in the study.

Commissioner Howe inquired about whether there are any approved projects or ones that have been filed that will be prevented from accessing the square footage available in the Citywide Development Pool if this General Plan Initiative is approved. Assistant Director Miner confirmed that there are none.

Commissioner Howe probed about whether the application for this General Plan Initiative addressed the underground electrical power lines for scanning electron

microscopes along Central Expressway. Assistant Director Miner stated that while it did not, the Planning Commission may make a recommendation for this.

Vice Chair Pyne referenced the following text on page nine of the staff report: "All studies required for a General Plan Amendment or preparation of a specialized plan would be paid by the applicant." He asked if this would be applicable if the boundary was expanded to include the parcels that are not owned by the applicant. Assistant Director Miner confirmed that this would be applicable.

Chair Howard cited that in recent years, there were not enough staff or resources to move other General Plan Initiatives forward and questioned whether these constraints still exist. Assistant Director Miner confirmed that while they do, Applied Materials' involvement with the manufacturing of microchips deemed this General Plan Initiative an essential one to advance due to the microchip shortage that is currently prevalent.

Chair Howard and Assistant Director Miner discussed how select parcels were chosen to be included in the expanded study area.

Chair Howard opened the Public Hearing.

Joe Pon, Corporate Vice President of Applied Materials, and Stan Lew, President of RMW Architecture and Interiors, presented the project including additional images and information.

Commissioner Howe asked the applicants whether they are familiar with the electron microscopes along Central Expressway in non-Applied Materials uses. Mr. Pon stated that while he is not, the Applied Materials facility utilizes electron microscopes and Applied Materials remains sensitive to the concerns of surrounding neighbors.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

Commissioner Harrison questioned why the property on which the Fry's building is situated was not included in the expanded study area.

Commissioner Harrison asked whether owners of the small parcels to the west of

the expanded study area have anything to say about their property's placement relative to the expanded study area. Assistant Director Miner stated that no outreach meetings are completed at this stage, so it is uncertain what input the owners of those parcels may have.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion to approve Alternative 2 - Initiate a General Plan Amendment study of a larger study area as an industrial intensification site in the General Plan to allow 100% FAR with the preparation of a Specific, Area, or Precise Plan (as shown in Attachment 7 to the report), with modifications.

The modifications are as follows:

- 1.) Revise the staff report so that the map on page five excludes two parcels on East California Avenue (214 Commercial Street and 989 E California Avenue) since they were not part of the applicants' proposed study area.
- 2.) Revise the staff report so that the text on page seven indicates that two parcels on Commercial Street are recommended by staff to be included in the expanded study area.

Commissioner Howe stated that he believes this General Plan Initiative is an excellent way of moving forward and noted that Applied Materials has contributed to the City's success. He unveiled his appreciation for the company's efforts and plan concepts, and he looks forward to working on the plan as it progresses.

Commissioner Harrison spoke in favor of the motion due, in part, to its ability to increase available industrial jobs within the City.

Commissioner Rheume voiced his support of the motion and echoed Commissioner Howe's comments. He recognized Applied Materials' role in the City's success and proposed more open space in the upcoming plans.

Chair Howard stated that he is in support of the motion and in agreement with comments made by his fellow Commissioners. He then acknowledged that improving the City's supply chain for semiconductor manufacturing is in the best interest of the City, the nation, and humanity. Lastly, he revealed his hope that the practices of the company will be addressed in the Environmental Impact Report that will follow.

The motion carried by the following vote:

Yes: 6 - Chair Howard
Vice Chair Pyne
Commissioner Harrison
Commissioner Howe
Commissioner Rheaume
Commissioner Weiss

No: 0

These recommendations will be forwarded to the City Council for consideration at the September 28, 2021 meeting.