



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 18-0100, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Proposed Project: General Plan Amendment Initiation: to consider amendments to the Moffett Park Specific Plan

File #: 2017-7743

Locations: Moffett Park Specific Plan Area

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

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on January 22, 2018 and voted 5-0 (two Planning Commissioners recused) to recommend to City Council: 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(s). The Planning Commission motion included features to study/explore as part of the update to the Specific Plan. The features recommended for study by the Planning Commission relate to water supply/distribution and bicycle and pedestrian features.

- A. Water Supply.** A Water Supply Assessment (to determine if there is adequate water supply) will be prepared as it is required by state law. The utility infrastructure study would review and recommend needed upgrades related to the Moffett Park water distribution system.
- B. Access at State Highway 237.** Analyze the potential of establishing (or reestablishing) access to and from Moffett Park at Fair Oaks Avenue.
- C. Bicycle and Pedestrian Master Plan.** Prepare a bike and pedestrian circulation plan that considers the following aspects:
 - i. Type IV bicycle lanes
 - ii. Light Rail and other transportation
 - iii. Potential transportation gaps and mitigation measures
 - iv. Borregas Avenue bridge access
 - v. Mountain View connection via Moffett Drive
 - vi. Bike and pedestrian access points to the Bay trail
 - vii. Sidewalk width consistency with VTA, Caltrans and AASHTO standards
 - viii. Public safety impacts related to Fire Station Five
 - ix. *Mary Avenue bike route to Cupertino*

x. *Lawrence Expressway as a bicycle and pedestrian corridor*

Staff finds that the final two bullets (C-ix and C-x) relate more to a citywide bicycle and pedestrian master plan and that the Moffett Park Specific Plan update effort can inform a future update to the Citywide Bicycle and Pedestrian Master plan.

Attachment 6 is the draft minutes of the Planning Commission hearing which includes additional information about desired study features.

Four emails were received after the Planning Commission report was published and are included in Attachment 7.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Initiate a General Plan/Specific Plan Amendment study to consider amending the Moffett Park Specific Plan.
2. Direct staff:
 - 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. To commence work on the amendment studies only if fully paid for by the applicant(s).
3. Direct staff to include the following scope items as suggested by the Planning Commission and modified by staff:
 - A. Water Supply Assessment
 - B. Access at State Highway 237
 - C. Bicycle and Pedestrian Master Plan that considers the following aspects:
 - i. Type IV bicycle lanes
 - ii. Light Rail and other transportation
 - iii. Potential transportation gaps and mitigation measures
 - iv. Borregas Avenue bridge access
 - v. Mountain View connection via Moffett Drive
 - vi. Bike and pedestrian access points to the Bay trail
 - vii. Sidewalk width consistency with VTA, Caltrans and AASHTO standards
 - viii. Public safety impacts related to Fire Station Five
4. Do not initiate a General Plan/Specific Plan Amendment study to consider amending the Moffett Park Specific Plan and leave the current development capacity, land uses and standards in place.

STAFF RECOMMENDATION

Alternatives 1, 2 (A and B) and 3 (A, B, and C i - viii): 1) Initiate a General Plan/Specific Plan Amendment study to consider amending the Moffett Park Specific Plan; 2) Direct staff: 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 and B) to commence work on the amendment studies only if fully paid for by the applicant(s); and, 3) Direct staff to include the

following scope items as suggested by the Planning Commission and modified by staff:

- A. Water Supply Assessment.
- B. Access at State Highway 237.
- C. Bicycle and Pedestrian Master Plan. Prepare a bike and pedestrian circulation plan that considers the following aspects:
 - i. Type IV bicycle lanes
 - ii. Light Rail and other transportation
 - iii. Potential transportation gaps and mitigation measures
 - iv. Borregas Avenue bridge access
 - v. Mountain View connection via Moffett Drive
 - vi. Bike and pedestrian access points to the Bay trail
 - vii. Sidewalk width consistency with VTA, Caltrans and AASHTO standards
 - viii. Public safety impacts related to Fire Station Five

The Moffett Park Specific Plan (MPSP) was adopted in 2004, and there have been many changes in the Moffett Park area (and City) since that time. The MPSP concepts and policies have been very successful and the vision has been realized. Although plans such as these typically have a 20-year horizon, a period of 10-15 years is not unusual, especially given the amount of change occurring in Sunnyvale and Silicon Valley. The interest by large technology companies, such as Google, to create housing opportunities close to their offices is an intriguing concept, although other factors must be considered, including the presence of typical industrial uses in the MPSP, impacts on schools, and the provision of adequate open space. Most of the study concepts recommended by the Planning Commission are pertinent to an update to the MPSP, many of which would be standard for this type of study. Staff does not find that inclusion of the citywide bicycle and pedestrian planning features (Mary Avenue bike route to Cupertino, and Lawrence Expressway as a bicycle and pedestrian corridor) are applicable to an update of the Moffett Park Specific Plan.

Updating the MPSP could include a study of potential impacts due to sea level rise, an effort not completed in Sunnyvale to date. The effort will be substantial, but an amended MPSP would help guide a re-visioning of an important Silicon Valley business center with an eye for the future.

Prepared by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Tim Kirby, Finance Director

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

- 1. Report to Planning Commission 17-0947, January 22, 2018 (without attachments)
- 2. General Plan Land Use Map
- 3. Applicant Letter
- 4. Development Reserve
- 5. Noticing Map

Additional Attachments for Report to Council

- 6. Excerpt of Draft Minutes of the Planning Commission Meeting of January 22, 2018
- 7. Public Comment Letters