



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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Study Session Summary of August 11, 2020 - Moffett Park Specific Plan Update

**Call to Order:**

Mayor Larry Klein called the meeting to order at 5 p.m.

**City Councilmembers Present:**

Mayor Larry Klein  
Vice Mayor Nancy Smith  
Councilmember Gustav Larsson  
Councilmember Glenn Hendricks  
Councilmember Russ Melton  
Councilmember Michael S. Goldman  
Councilmember Mason Fong

**City Councilmembers Absent:**

None

**Study Session Summary:**

Michelle King (Principal Planner), and the City's Lead Consultant Eric Yurkovich (Raimi + Associates) delivered a presentation that discussed the work completed to date on the Moffett Park Specific Plan. The presentation provided an overview of the background data, outreach efforts and input received, and preliminary land use concepts. The goal of the Study Session was to obtain City Council and public input on the preliminary land use concepts.

Councilmembers asked questions on the following items:

- How will vehicles and other transit options get into and out of Moffett Park?
- How will community benefits will be provided?
- Why is housing being considered?
- Where are school districts in the plan area?
- What are the economic impacts of various land use options?
- How will the plan provide land use areas for research and development uses?
- How will research and development be protected in the plan area?

In addition, Councilmembers made the following statements:

- Appreciated the project website and informational videos.
- Requested more information on technical studies.
- Don't rush the process.
- Consider Mary Avenue overpass in planning for Moffett Park.
- Consider tools like habitat overlay zones and transfer of development rights to keep development away from the habitat area.
- Provide land use areas for research and development uses.

- Land use concepts should consider comments raised regarding sea level rise.
- Consider sea level rise impacts on infrastructure.
- Protecting the ecosystem and habitat area should be the priority.
- Groundwater contamination issues should be considered in addition to flooding resolution.
- More stringent sustainability protocols should be implemented as part of the plan.
- A great area for new housing opportunities and affordable housing should be integral to the plan.
- Locating housing away from the Bay was preferred.
- Odor concern may be raised with new residential added in the area - west side of the district might be better for this concern.
- Community Land Trust for affordable housing to be considered.
- Mixed-use development needed to create a vibrant neighborhood.
- Dedicated or improved bike lanes to connect from the south of 237 to the MPSP area and the Bay.
- Increase walkability in the plan area.

**Public Comment:**

- Concerns about sea level rise and the plan area.
- Consider habitat overlay zones along the shoreline and channels to enhance/increase the habitat and use Transfer of Development Rights to locate development away from the habitat areas.
- Consider a Community Land Trust for administering affordable housing in the district.
- The process should not be rushed.
- Mountain View's North Bayshore Plan deals with similar issues and should be studied.
- Concept B preferred because housing located away from the bay; need to be away from the highway as well.
- Consider diagonal street south of Java as main street.
- Questions about flooding and infrastructure.
- Groundwater impact and evaluation should be considered.
- Vision statement and framework sound very exciting.
- Mixed use housing is a key issue - Concept B preferred for housing concerns.
- Significant new opportunities for housing development to relieve housing crisis in the bay area and the state.
- Providing housing in vibrant neighborhoods helps fight against climate change and makes city more resilient.
- Affordable housing should be integral part of this effort.
- Mixed-use neighborhood should be considered to create a true neighborhood - not just offices.
- Moffett Park is a retail desert, and nothing is walkable; more housing and retail options needed here.
- Proximity of residential to water pollution control plant may create odor issues - consider residential on the plan area west side.
- Housing is problematic due to sea level rise
- Habitat protection is a priority.
- Protect the coastal and wetland areas and plan for Sea Level Rise (SLR) and flooding (which could contribute to contamination of groundwater supply).
- More stringent sustainability protocols to be implemented for development
- Consider ecological impacts and mindful about housing crisis.
- In favor of concept B (and then A to C). Proximity of housing to the Bay in Concept C is the

reason for the last preference.

- Connect proposed neighborhoods to the Bay.

**Adjournment:**

Mayor Larry Klein adjourned the meeting at 6:30 p.m.