

CITY OF SUNNYVALE
CITY COUNCIL JOINT STUDY SESSION WITH PLANNING COMMISSISON
SUMMARY

Discuss General Plan and Zoning of the "Butcher" Property at El Camino Real / Wolfe
Road / Fremont Avenue
Location: Council Chambers
September 10, 2013

The City Council and Planning Commission met in joint study session at City Hall in the Council Chambers, 456 W. Olive Avenue, Sunnyvale, California on September 10, 2013, with Mayor Spitaleri presiding.

City Councilmembers Present:

Mayor Anthony (Tony) Spitaleri
Vice Mayor James Griffith
Councilmember Christopher Moylan
Councilmember David Whittum
Councilmember Jim Davis
Councilmember Tara Martin-Milius
Councilmember Patrick Meyering

City Councilmembers Absent:

None

Planning Commissioners Present:

Commissioner Maria Dohadwala, Chair
Commissioner Russell Melton, Vice Chair
Commissioner Ken Olevson

Planning Commissioners Absent:

Commissioner Bo Chang
Commissioner Glenn Hendricks
Commissioner Gustav Larsson

City Staff Present:

City Manager, Gary Luebbbers
City Attorney, Joan Borger
Assistant City Manager, Robert Walker
Director of Community Development, Hanson Hom
Planning Officer, Trudi Ryan
Senior Planner, Shaunn Mendrin
Senior Planner, Amber El-Hajj
Director of Public Works, Kent Steffens

Visitors/Guests Present:

Members of the public

Call to Order:

Mayor Spitaleri called the meeting to order at 5:48 p.m.

Study Session Summary:

Community Development Director, Hanson Hom presented information about the General Plan and Zoning of the former Butcher property at El Camino Real/Wolfe Road/Fremont Avenue, using a PowerPoint slide presentation.

Councilmembers asked questions, made comments and requested additional information; summarized below.

- Development scenarios under current county zoning and City R-3 (Medium Density) zoning
- County deadline and fees associated with island annexations
- Overview of the processes for a General Plan Amendment study, development review application and environmental analysis
- Clarification of Project Review Committee (PRC) and terms used to provide feedback to applicants
- Review of the R-3 zoning district and El Camino Real (ECR) combining zoning district development standards including number of housing units and maximum height
- Comments on the Grand Boulevard Initiative
- Clarification of what “preliminary plan” means in terms of details
- Review of the non-residential Floor Area Ratio (FAR) requirements for ECR
- Discussion of features that contribute to an “attractive street”
- Clarification on the genesis of the annexation effort

Public Comment:

Fourteen members of the public spoke about the Butcher property. Residents of nearby neighborhoods expressed concerns with the preliminary plans they had seen including: height, potential for graffiti, noise, effect on nearby property values, traffic quantity, flow and safety, effect of retail on Fremont Avenue, access to property from El Camino Real, distance to schools, impact to school enrollment, 300-year-old oak tree on the property, cumulative effects with other projects (e.g. Apple campus further south), and lack of transit friendly features. Residents suggested the Council: defer annexation, buy the property for a city park, revise the Precise Plan for El Camino Real and rezone to R-2 (Low-Medium Density). A couple of speakers expressed concern that there are other areas of the city where residents were ignored and noted that the issue is an intersection of rights (property owner and community). The property owner spoke expressing a desire to work with the community to achieve a plan that the community is satisfied with.

Adjournment:

Mayor Spitaleri adjourned the meeting at 7:07 p.m.

Respectfully submitted,
Trudi Ryan, Planning Officer