

**CITY OF SUNNYVALE**  
**CITY COUNCIL JOINT STUDY SESSION WITH PLANNING COMMISSION**  
**SUMMARY (Revised)**  
**Discuss General Plan and Zoning of the “Butcher” Property at El Camino Real /**  
**Wolfe Road / Fremont Avenue**  
**Location: West Conference Room**  
**September 10, 2013**

The City Council and Planning Commission met in joint study session at City Hall in the Council Chambers Room, 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:**

Maria Dohadwala, Chair  
Russell Melton, Vice Chair  
Ken Olevson

**Planning Commissioners Recused:**

Glenn Hendricks  
Gustav Larsson

**Planning Commissioners Absent:**

Bo Chang

**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, 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 zoning
- County deadline and fees association 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 & 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, 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. 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