



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
October 14, 2013
456 W. Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

- 1. Overview:** **California Chapter APA Conference Highlights**
Staff: Trudi Ryan, (408) 730-7435
tryan@sunnyvale.ca.gov
Notes: (50 minutes)
- 2. Public Comment on Study Session Agenda Items** (5 minutes)
- 3. Comments from the Chair** (5 minutes)
- 4. Adjourn Study Session**

8:00 PM - Public Hearing – Council Chambers

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

Members Present: Chair Maria Dohadwala; Vice Chair Russell W. Melton
Commissioner Gustav Larsson; Commissioner Bo Chang; Commissioner Glenn
Hendricks; and Commissioner Ken Olevson.

Members Absent: None.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City
Attorney; Shaunn Mendrin, Senior Planner; and Recording Secretary, Cristina Pfeffer.

SCHEDULED PRESENTATION - None.

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary or you may orally make a request to speak. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

CONSENT CALENDAR

- 1.A. Approval of Minutes: September 23, 2013**
- 1.B FILE #: 2013-7448**
Location: 433 North Mathilda Avenue (APN: 165-28-013)
Proposed Project: USE PERMIT to allow two new office buildings with a total of approximately 213,126 square feet resulting in a 53% Floor Area Ratio.
LOT LINE ADJUSTMENT to combine two lots into one 9.27 acre parcel.
- Applicant / Owner:** Christensen Holdings Lp
Environmental Review: Mitigated Negative Declaration
Staff Contact: Steve Flint (408) 730-7532,
Sflint@sunnyvale.ca.gov
- Note:** Staff requests continuance to the Planning Commission meeting of October 28, 2013; Item has been re-noticed.

ACTION: Vice Chair Melton moved to approve the items on the Consent Calendar. Comm. Larsson seconded. Motion carried, 6-0.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. FILE #:** 2013-7854
Location: 1152 Bordeaux Dr. (APNs: Various)
Proposed Project: **COMMENTS ON DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**
- The purpose of the meeting will be to gather public input on the Draft Subsequent Environmental Impact Report (DSEIR) for the Moffett Place project, which includes: 1) Moffett Park Specific Plan Amendment; 2) Rezone; 3) Major Moffett Park Design Review; and 4) Development Agreement to allow 1.8 million square feet of office with parking structures, amenities building and site improvements located over approximately 55 acres. Additional information is available online at MoffettPlace.inSunnyvale.com
- Environmental Review:** Draft Subsequent Environmental Impact Report (DSEIR)
Staff Contact: Shaunn Mendrin, (408) 730-7429, Smendrin@sunnyvale.ca.gov
- Note:** No action will be taken at this meeting. This public hearing is an opportunity for the public to provide comments on the DSEIR. Written comments may be submitted until 5:00 p.m. on Tuesday, October 15, 2013.

Shaunn Mendrin, Senior Planner, presented information on the proposed project, and noted that the purpose of the public hearing is not for the Planning Commission to make a recommendation or decision, but rather to hear public testimony regarding the Draft Subsequent EIR. Mr. Mendrin said all written and verbal comments will be included in the Final Subsequent Environmental Impact Report (SEIR), and that the project will be brought back before the Planning Commission for action on November 11, 2013.

Chair Dohadwala opened the public hearing.

Steve Hoffman, a Sunnyvale resident, asked if the Environmental Impact Report (EIR) had been done with the understanding that the Mary Avenue bypass would be constructed. Chair Dohadwala clarified that the Commission was only present to hear public testimony and would not be answering questions, to which Mr. Hoffman responded that the public hearing is not conducive to resolving an issue or to the best interests of residents if one cannot receive an answer. **Trudi Ryan**, Planning Officer, suggested Mr. Hoffman evaluate the EIR himself for specific exclusions or inclusions. Mr. Hoffman said that because the Mary Avenue bypass project had been shelved, he thinks it is appropriate to redo the EIR. He said without the exclusion of the Mary Avenue bypass all traffic estimates are not applicable and asked that when the Planning Commission makes a decision on the project, Commissioners require the EIR to consider expected actual conditions of the roads.

Chair Dohadwala closed the public hearing.

Vice Chair Melton commented on several chapters in the EIR. He said he wondered if the density and level of service scores for the US 101/SR 237 exit to north bound Mathilda are correlated. He noted that unsignalized intersections numbers 22 and 25 were concluded to have impacts that were less than significant, but that later in the report, the two intersections are highlighted as having significant impacts. He said he thinks “large corporate tenants” is not clearly defined, and that he does not think the report provided information on how the determination was made that the alternative in Chapter 5 would not meet key project objectives.

Comm. Hendricks suggested that highlighting the data representing the distinctions between existing traffic conditions and anticipated conditions resulting from the project may make the report easier to comprehend.

Comm. Larsson restated from the report that the reconfiguration of the 237/Mathilda interchange would reduce the traffic impact to a less than significant level; but that no data is presented illustrating to what level it would be reduced. He said it would be helpful to understand the timing of that reconfiguration, and he suggested having more data on the magnitude of the traffic impact to compare with what is proposed in the project.

Comm. Hendricks asked what the difference is between this EIR and the existing EIR for the Moffett Park area. Ms. Ryan explained that the existing Moffett Park Specific Plan (MPSP) EIR contemplated a maximum amount of development on individual properties, and that this site was not evaluated at the Moffett Park-Transit Oriented Development (MP-TOD) level, but only at the Moffett Park-General Industrial (MPI) level. **Kathryn Berry**, Senior Assistant City Attorney, explained that when the MPSP was originally written, no one knew the specifics related to building construction. She said now we know, and that project EIRs are always more detailed.

Chair Dohadwala said written comments from the public could be submitted until 5 p.m., October 15, 2013. Ms. Ryan said anyone who comments on the item would be notified of when the EIR is available.

3. Standing Item Potential Study Issues (2015)

No potential study issues were discussed.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

In response to **Vice Chair Melton's** inquiry, **Ms. Ryan** said she would verify the status of recruitment for a new Planning Commissioner.

- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan, Planning Officer, provided information on City Council actions and upcoming items.

INFORMATION ONLY ITEMS – None.

ADJOURNMENT

With no further business, the Planning Commission meeting adjourned at 9:23 p.m.