

PLANNING COMMISSION MINUTES OF SEPTEMBER 26, 2011
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2.	FILE #:	2010-7636
	Location:	1080 Innovation Way (APN: 110-27-034, 036, 037)
	Proposed Project:	Review of Amendments to the Onizuka Air Force Station Local Redevelopment Authority Redevelopment Plan (Approved by the LRA December 2008), Legally Binding Agreement and Homeless Assistance Submission
	Applicant / Owner:	City of Sunnyvale /United States Air Force
	Environmental Review:	Statutory Exemption 15262, Feasibility and Planning Study and General Rule Exemption 15063(b) (3).
	Staff Contact:	Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

Shaunn Mendrin, Senior Planner, presented the staff report. He noted the report is to amend the adopted 2008 Onizuka Air Force Station Redevelopment Plan and he further summarized the report.

Comm. Sulser asked staff about the homeless shelter and the proposed relocation to the Armory site. He noted that the report stated that the City will be providing funds from the City's housing mitigation fund, and asked if this only applies if they relocate to the Armory site.

Hanson Hom, Director of Community Development Department, responded that there's a Legally Binding Agreement (LBA) in 2008 to grant an incentive for the Homeless Advisory to relinquish their claims of their site in the Onizuka Air Force Base in exchange for an alternative site. At the time, the alternative site was not identified to relocate to, but there was an incentive of \$8.2 million of the City's housing mitigation funds. He further stated that since that time the National Guard relinquished their lease on the armory site in June this year, and the two homeless providers are interested in developing on the Armory site. The LBA going to Council on October 4, 2011 will include the same offer as 2008, including the \$8.2 million. He further stated that the Armory site was appraised at \$7.4 million and the funds would go towards the ground lease of the proposed property at 620 East Maude Avenue.

Comm. Sulser responded that the City Council's concern in the past is not to locate these uses close to industrial sites because it makes those sites less financially viable. He asked if the park, educational use, or the Veteran Affairs claim may affect the industrial sites' viability.

Mr. Hom noted that these uses are not subject to the City's property tax revenue. He noted potential employment benefits and an educational facility is a huge investment to the City.

Comm. Sulser asked if these uses are potential sensitive receptors that will affect the industrial sites' viability.

Mr. Hom responded no, that a college or park is not as much of a concern as residential uses close in proximity to industrial sites. He noted air quality impacts and further stated that if it were

an elementary school or senior housing then these uses would be more of a concern if they were to be located close to industrial uses.

Mr. Hom stated that the relocation of the homeless shelter to 620 East Maude Avenue is a more suitable site.

Vice Chair Larsson asked staff about potential traffic impacts since this site is close in proximity to US Route 237 and Mathilda Avenue. He asked how the City will manage the traffic if the community college or other uses on the site decide to expand in the future.

Shaunn Mendrin responded that they will have to go through the California Environmental Quality Act (CEQA) process.

Mr. Hom also added that the District Agreement will require them to go through CEQA review and provide mitigation per City standards.

Vice Chair Larsson asked if the Veteran Affairs property will have to go through CEQA review.

Mr. Hom said that they will be conducting an environmental review, but the City has no ability to enter a similar VA agreement because they have the right to the property. He further stated that they will most likely have to go through National Environmental Policy Act (NEPA) review. He also noted that the Moffett Park Specific Plan includes more intensive use as far as uses in relation to traffic.

Chair Hendricks asked staff if the funds go into the City's General Fund.

Mr. Hom responded yes, the proposed Housing Mitigation Funds of \$7.4 million dollars is available for affordable housing and the lease payments would go to the City's General Fund.

Chair Hendricks asked staff, if a motion to approve this amendment passes, are they giving VA the right to develop a homeless shelter in a location not preferred by the City based on the reasons Mr. Hom explained previously.

Mr. Hom responded its part of the Base Closure and Realignment Commission (BRAC) process, and that in order to gain control of the sites the City needs to recognize the VA's claims. He noted that they have two options, to allow them to build low-income housing on without any incentives from the City, or to build on an alternative site with incentives and added benefits. He noted that the Armory site is the preferred location.

Chair Hendricks asked the City Attorney if the Commission can have the motion recognize the claim that they feel that the Onizuka location is not a good site for a homeless shelter.

Kathryn Berry, Senior Assistant City Attorney, noted that the City does not have a lot of control over the (BRAC) process, clarifying the Commission's concern is that the homeless housing location stated on the amendment is located on the Air Force Station, and that the proposed re-location to the Armory site is not stated in the agreement.

Shaunn Mendrin added that the BRAC process already entitles them to build housing if they choose to, regardless of any City policy.

Chair Hendricks opened the public hearing.

Chair Hendricks stated that there are no speaker cards.

Chair Hendricks closed hearing.

Vice Chair Larsson moved with staff's recommendations to approve Alternative's 1, 2, and 3; Approve and direct the City Manager to submit to the Department of the Air Force (AF) and the Department of Housing and Urban Development (HUD) an amended Onizuka Air Force Station Redevelopment Plan and amended Homeless Housing Submission. (Attachments A and B); Direct the City Manager to execute a Legally Binding Agreement with MidPen Housing and Charities Housing. (Attachment C); and Direct the City Manager to execute a District Agreement with the Foothill-De Anza Community College District (Attachment D). **Comm. Chang** seconded the motion.

Comm. Chang stated the amendments adhere to the Moffett Park Specific Plan, and accommodate the civic duties, and said he was able to make the findings.

Chair Hendricks stated that he will support the motion and has been following this, especially the housing portion of the Plan.

ACTION: Vice Chair Larsson made a motion with staff's recommendations to approve Alternative's 1,2, and 3; Approve and direct the City Manager to submit to the Department of the Air Force (AF) and the Department of Housing and Urban Development (HUD) an amended Onizuka Air Force Station Redevelopment Plan and amended Homeless Housing Submission. (Attachments A and B); Direct the City Manager to execute a Legally Binding Agreement with MidPen Housing and Charities Housing. (Attachment C); and Direct the City Manager to execute a District Agreement with the Foothill-De Anza Community College District (Attachment D). **Comm. Chang** seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the October 4, 2011 City Council meeting.