



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
October 10, 2011  
456 West Olive Avenue, Sunnyvale, CA 94086**

**7:00 PM – Outreach Meeting – Council Chambers**

- Location:** Regarding Lands in Sunnyvale Adjacent to Moffett Federal Air Field

**Subject:** Public Outreach Meeting to present the Moffett Field Comprehensive Land Use Plan  
Santa Clara County Airport Land Use Commission (ALUC)

**Staff Contact:** Gerri Caruso, (408) 730-7591  
gcaruso@ci.sunnyvale.ca.us

**Notes:** (55 minutes)
- Comments from the Chair** (5 minutes)

**8:00 PM - Public Hearing – Council Chambers**

The Planning Commission met in regular session with Chair Hendricks presiding.

**CALL TO ORDER/SALUTE TO THE FLAG**

**ROLL CALL**

Members Present: Chair Glenn Hendricks; Vice Chair Gustav Larsson; Commissioner Maria Dohadwala; and Commissioner Brandon Sulser.

Members Absent: Commissioner Bo Chang (excused); Commissioner Arcadi Kolchak (excused); and Commissioner Nick Travis (excused).

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Diana Perkins, Plan Checker; Gerri Caruso, Principal Planner; Shaunn Mendrin, Senior Planner; and Recording Secretary, Debbie Gorman.

**SCHEDULED PRESENTATION - None**

**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 of September 26, 2011

Vice Chair Larsson moved to approve the minutes of September 26, 2011. Comm. Sulser seconded. Motion carried 4-0, with Comm. Chang, Comm. Kolchak and Comm. Travis absent.

## PUBLIC HEARINGS/GENERAL BUSINESS

2. **FILE #:** 2011-7495  
**Location:** 589 W. Java Dr. (APN: 110-26-033, 044, 047)  
**Proposed Project:** Parcel Map and Major Moffett Park Design Review to add a new, six-story 315,000 square foot office building where 24,000 square feet for a special use amenities building and one parking structure (78% Floor Area Ratio).  
**Applicant/ Owner:** Yahoo! / Java SNV Holdings LLC  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact:** Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

**ACTION:** Vice Chair Larsson made a motion on 2011-7495 to adopt the Mitigated Negative Declaration and approve the Major Moffett Park Design Review and Tentative Map with attached conditions. Comm. Sulser seconded. Motion carried 4-0, with Comm. Chang, Comm. Kolchak and Comm. Travis absent.

**APPEAL OPTIONS:** This action is final unless appealed to the City Council no later than October 25, 2011.

### 3. Standing Item: Potential Study Issues

Trudi Ryan, Planning Officer said several potential study issues were discussed at the previous Planning Commission meeting on September 26, 2011. She commented that the Planning Commission may want to vote on whether to sponsor them and discussed each.

Comm. Dohadwala moved to sponsor a study issue to study the use of Redwoods in the City relative to water conservation and to consider the long-range impacts of Redwoods on the City landscape. Comm. Sulser clarified with Comm. Dohadwala said she likes Redwoods, however the study would be in regards to water conservation and whether Redwoods should be encouraged. Comm. Sulser seconded the motion, commenting that Redwoods are unique and interesting trees.

**ACTION:** Comm. Dohadwala moved to propose a study issue regarding the use of Redwoods in the City relative to water conservation and to consider the long-range impacts of Redwoods on the City landscape. Comm. Sulser seconded. Motion carried 4-0, with Comm. Chang, Comm. Kolchak and Comm. Travis absent.

Comm. Dohadwala moved that the design requirements be reviewed for single and multi-level residential and that requirements of options be considered so a certain number of the units would have greater vertical accessibility throughout. Comm. Sulser seconded the motion. The motion failed 2-2 with Chair Hendricks and Vice Chair Larsson dissenting.

Vice Chair Larsson moved to propose a Study Issue to examine pedestrian circulation plans for the ITR areas without plans. Comm. Sulser seconded the motion and asked staff whether the pedestrian circulation for the ITR 4b area would be included with the Lawrence Station Area Plan. Staff said yes. Vice Chair Larsson clarified that he is not suggesting that each of the areas need to have a plan, just that the areas would be looked at to determine whether it would be appropriate. The seconder said the clarification was acceptable as part of the motion.

Vice Chair Larsson moved to propose a study issue to examine ITR area 6 and the East Sunnyvale ITR area to determine whether it would be appropriate to develop a pedestrian circulation plan for the areas. Comm. Sulser seconded. Motion carried 4-0, with Comm. Chang, Comm. Kolchak and Comm. Travis absent.

#### **NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

##### **City Council Meeting Report**

**Ms. Ryan** advised that the Planning Commission has a Joint Study Session scheduled for Tuesday, November 29, 2011 at 5:30 p.m. with the City Council, the Bicycle and Pedestrian Advisory Commission, and the Sustainability Commission regarding the status of the Land Use and Transportation Elements and the Climate Action Plan.

**Ms. Ryan** discussed planning related items considered by City Council at the September 27, 2011 and October 4, 2011 meetings.

##### **Other Staff Oral Report**

#### **INFORMATION ONLY ITEMS**

- Memo regarding "Requiring Electric Car Chargers in New Residential Developments" (Study Issue – Building Division)

**Diana Perkins**, Plan Checker, said this Study Issue is to examine the feasibility of requiring new residential dwelling units to be prewired for electrical vehicle charging. Ms. Perkins provided background information and asked for the Planning Commission's feedback and comments on this Study Issue.

**Comm. Sulser** discussed with staff apartments and prewiring. Ms. Perkins said the LEED program requires 3% of the parking spaces to be prewired and the Sustainability

Commission would like to see 50% of the parking spaces to be prewired. **Trudi Ryan**, Planning Officer, further discussed that the prewiring would be provided in development and tenants or homeowners would provide the chargers. She said this would prevent having to prewire in the future which would be more costly and complicated. Comm. Sulser commented that purchasing a charger would be a capital expenditure and that he would not spend the money for a charger as an apartment renter.

**Vice Chair Larsson** asked if the 3% LEED requirement was for prewiring only, or if it includes the charging station. Staff said the requirement is for installing charging stations. Vice Chair Larsson commented that he does not know if a 50% prewiring requirement is the correct number and suggested possibly a 20% prewiring requirement.

**Comm. Dohadwala** confirmed with staff that this would be for new apartments and condominiums and asked about the cost involved. She said she could see people being more willing to purchase chargers for condominiums than apartments. Ms. Perkins said level 2 chargers charge a car in four to eight hours, and said the unit cost is about \$1,800 to \$2,200 with the varied wiring costs. Ms. Perkins said wiring under new conditions costs about \$7,000 to \$10,000 for the prewiring of a single cluster. Comm. Dohadwala said she thinks apartments and condominiums should be considered separately with the apartments providing a lower percentage of full charging stations. Comm. Dohadwala said that, for condominiums, prewiring should suffice allowing interested owners to purchase the charging stations.

**Vice Chair Larsson** discussed prewiring clusters with staff. Vice Chair Larsson said he could see a distinction being made for covered and uncovered parking spaces for apartments, that he would not expect chargers for the uncovered parking, and that he could see a requirement for a certain number of spaces. Vice Chair Larsson discussed possible design constraints, with staff confirming that cost is the constraint.

**Chair Hendricks** said that if 100% of dedicated parking was required to be prewired, then some percentage of prewiring should be required for visitor parking. He said this issue could restrict the options of where a person with an electric car could live, and is almost discriminating. He said it is strange that the issue does not address business developments.

**Vice Chair Larsson** added that even if the conduits are not brought right up to every parking space that if they were designed to be close to all parking spaces, then there would be only a minimal cost to extend conduits in the future.

## **ADJOURNMENT**

With no further business, the Commission meeting adjourned at 9:16 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer