

CITY OF SUNNYVALE
City Council Joint Study Session with Planning Commission
Meeting Summary

Study Session on
May 15, 2012

Discussion of Draft East Sunnyvale Precise Plan and Proposed General
Plan Amendment and Rezoning

The City Council met in study session in the West Conference Room at City Hall, 456 W. Olive Avenue in Sunnyvale, California, on May 15th, 2012 at 5:45 p.m., with Vice-Mayor David Whittum presiding.

City Councilmembers Present:

Mayor Anthony Spitaleri
Vice Mayor David Whittum
Chris Moylan
Jim Griffith
Patrick Meyering
Tara Martin-Milius
Jim Davis

City Councilmembers Absent:

None

Planning Commissioners Present:

Glenn Hendricks, Chair
Gustav Larsson, Vice Chair
Brandon Sulser

City Staff Present:

Gary Luebbbers, City Manager
Robert Walker, Assistant City Manager
Hanson Hom, Director of Community Development
Trudi Ryan, Planning Officer
Connie Verceles, Economic Development Manager
Shaunn Mendrin, Senior Planner
Mariya Hodge, Associate Planner
Brice McQueen, Senior Management Analyst-Finance

Visitors/Guests Present:

Prometheus Group (Jon Moss, Jonathan Stone and support group)
Brion Associates, Joanne Brion

Call to Order: 5:45 p.m.

Study Session Summary:

Director Hom gave a slide presentation on the subject, including a brief background, the proposed plan, draft fiscal findings, staff identified concerns and a request for further direction on the proposed plan. Jon Moss provided a brief overview of the project and Prometheus development goals.

Questions and comments were provided by Council and Commissioners.

- What is the proposed unit type? The applicant clarified that it would be approximately 50% 1 bedroom to 50% 2 bedroom.
- Will the park be public? Staff indicated that it is proposed to be a public park.
- Is the Fiscal Impact Analysis a “net” impact. Staff indicated “yes.”
- The current school systems are impacted and that the addition of the new units would impact the districts.
- The impacts to schools should be evaluated further and it is hard to believe that the impacts would be minimal.
- The adjacent neighborhood feels that the transition of this area to residential would be a positive for the community and residents.
- Does the existing zoning in the City provide for housing to satisfy current Association of Bay Area Governments Regional Housing Needs Allocations (RHNA). Staff responded that it does and that the RHNA numbers will likely increase in June.
- Requested clarification on how private streets would allow for public circulation through the site. Staff stated that streets would be designed to public standards and circulation would be evaluated through the development of the precise plan.
- It would make sense to combine the large park next to the existing park area dedicated by O’Brien homes. Staff clarified that would lead to the park development being deferred to a later time due to current leases on the Equity property.
- The area will need to allow for amenities to serve the area such as retail, personal service and open space.
- Why is the area not good for office development and what amenities are deficient? The applicant stated that amenities such as mass transit and restaurants are main issues.
- There appears to be a stronger demand for commercial and office space, not residential.
- Consider the proposal for a road diet for Duane and compatibility with an increase in density for the area.
- The plan should look at providing/improving other connections along the west edge of the plan area and connection to the Sunnyvale East channel.

- It seemed likely that the southern half would change to residential at some point.
- What environmental review would be needed? Staff clarified that the 2006 EIR would be used as starting point, but unclear until the plan is further refined. Staff also noted that the 2006 EIR is over 6 years old and may be out of date. This will be evaluated further with the proposal.
- Questioned whether we are in a transition period where office space will be higher in demand than residential.
- How long is the Kings Academy lease on the old Fremont School District site? Staff would get back to the Council.
- Concern regarding the erosion of the City industrial land area and uses and if there is a way to slow that down. Staff clarified that there is a large amount of industrial area remaining within the City.
- Inquired about what makes a decent size park. Staff clarified that it depends on the intended uses and area served and as a point of reference a typical school recreation field is about 5 acres.
- Provide a breakdown of rental versus ownership of our current housing stock.
- Clarify how the residential development would generate a Transit Occupancy Tax.
- Indicated concern about park fee requirements and future applicability if court cases place a “stay” on current practices.
- Would like to see full land dedication for parks as part of the proposal rather than in-lieu fees.
- The Horizon 2035 policies have not been adopted yet and the Community Vision should be the starting point.
- Ensure that we plan for balanced growth in the city.
- The precise plan should be tailored to fit into the City, not to a specific project. The site specific project should follow later.
- Evaluate the appropriate industrial land uses adjacent to residential.
- Information regarding daytime population versus nighttime population would be a helpful tool when looking at the precise plan.
- These types of changes should be accomplished through voter initiative or ballot measure.
- There are many questions about the land uses and more information will be needed to evaluate the proposal.

Follow-Up Items:

- Length of lease for the Fremont School District site.
- Clarification on what makes a decent park for the plan area.
- Current rental and ownership data and what impact the proposed plan area would have on the breakdown.

Staff and members of the public offered the following comments:

- Mr. Moss asked if the outcome of the Fiscal Impact Study was a determining factor for consideration of the precise plan. The Council indicated that is a consideration, but not a determining factor.
- City Manager indicated that there are major concerns with the Fiscal Impact Analysis and they there should be peer review by an outside consultant paid for by the applicant and managed by the City.

Adjournment: 6:55 p.m.

Respectfully submitted,

Shaunn Mendrin
Senior Planner