



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, September 9, 2019

7:00 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Study Session Cancelled | Public Hearing - 7:00 PM

STUDY SESSION CANCELLED

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

1.A [19-0936](#) Approve Planning Commission Meeting Minutes of August 12, 2019

Recommendation: Approve Planning Commission Meeting Minutes of August 12, 2019 as submitted.

1.B [19-0937](#) Approve Planning Commission Meeting Minutes of August 26, 2019

Recommendation: Approve Planning Commission Meeting Minutes of August 26, 2019 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. 19-0916 CONTINUED FROM AUGUST 26, 2019

Proposed Project:

DESIGN REVIEW: To construct a first-story addition of 688 square feet of living area and 557 square feet of covered patio in the rear of an existing one-story, single-family residence resulting in 3,674 square feet (2,297 square feet living area, 418 square feet existing accessory dwelling unit, 557 square feet covered patio in the rear, and 402 square feet garage) and 44.4% floor area ratio (FAR).

Location: 1713 Heron Ave. (APN: 316-04-008)

File #: 2019-7198

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Prashant Jain (applicant-owner)

Environmental Review: A Class 1 (e) (1) Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review with Conditions of Approval in Attachment 4.

3. 19-0915 CONTINUED FROM AUGUST 26, 2019

Proposed Project:

DESIGN REVIEW: To demolish an existing home and construct a new one-story single-family home, resulting in 3,839 square feet (3,400 square feet living area and 439 square feet garage) and 44.4% floor area ratio (FAR).

Location: 1015 Havre Ct. (APN: 320-12-016)

File #: 2019-7238

Zoning: R-1 (Low Density Residential)

Applicant / Owner: TDH Design, Tri Hong (applicant) / Long Kai and Yunling Cai (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

4. [19-0931](#) Introduce an Ordinance to add Chapter 19.77 ("Inclusionary Below Market Rate Rental Housing") to Title 19 ("Zoning") of the Sunnyvale Municipal Code to create an Inclusionary Rental Housing Program, and adopt a Resolution to amend the Master Fee Schedule and create a Rental Housing In-Lieu Fee.

Recommendation: Recommend to City Council Alternatives 1 and 4: 1.) Introduce an ordinance to add Chapter 19.77 ("Inclusionary Below Market Rate Rental Housing ") to Title 19 ("Zoning") of the Sunnyvale Municipal Code to create an Inclusionary Rental Housing Program (Attachment 3 to the report); and 2.) Approve a Resolution to amend the Master Fee Schedule and create a new Small Rental Project In-Lieu Fee of \$12.50 per habitable square foot and a new Large Rental Project In-Lieu Fee of \$25.00 per habitable square foot, adjusted annually as part of the City Fee Schedule (Attachment 4 to the report)

5. [19-0761](#) **CONTINUED FROM AUGUST 12, 2019 AND AUGUST 26, 2019.**

Proposed Project:

MAJOR MOFFETT PARK DESIGN REVIEW PERMIT: to construct a new four-story 123,595 s.f. office building and associated site improvements resulting in a 47% FAR

Location: 1389 Moffett Park Drive (APN: 110-37-002)

File #: 2018-8050

Zoning: MP-I (Moffett Park Industrial)

Applicant / Owner: RMW Architecture & Interiors (applicant) / WP Carey & Harvest Properties, Inc. (owner)

Environmental Review: Mitigated Negative Declaration

Project Planner: Ryan Kuchenig, 408-730-7431,
rkuchenig@sunnyvale.ca.gov

Recommendation: Alternative 1. Approve the Major Moffett Park Design Review Permit with recommended Conditions in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

6. [19-0938](#) Planning Commission Proposed Study Issues, Calendar Year: 2020

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

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.

Agenda information is available by contacting Bonnie Filipovic at (408) 730-7440. Agendas and associated reports are also available at sunnyvaleca.legistar.com or at the Sunnyvale Public Library, 665 W. Olive Ave., 72 hours before the meeting.

Planning a presentation for a Planning Commission meeting?

To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))