



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, February 24, 2025

7:00 PM

Online and Council Chambers, City Hall,
456 W. Olive Ave., Sunnyvale, CA 94086

No Study Session | Public Hearing - 7:00 PM

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Public Participation

View the end of the agenda for information on:

- Public participation options
- Language access and translation
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers.

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

Prior to opening public comment on Oral Communications, the Chair may determine it would be impractical to include remote public comment for the purpose of timeliness of the meeting or conducting an orderly meeting.

Oral Communications is the opportunity for the public to address the Planning Commission on items not listed on the agenda and is limited to 15 minutes with a maximum of up to three minutes per speaker (one appearance per speaker). Note the Brown Act does not allow the Commission to take action on an item not listed on the agenda. To address the Commission, refer to the notice at the end of this agenda.

CONSENT CALENDAR

All matters listed on the consent calendar will be acted upon by one motion unless discussion is requested by a Commissioner or the public. To address the Planning Commission, refer to the notice at the end of this agenda.

1.A [25-0362](#) Approve Planning Commission Meeting Minutes of February 10, 2025

Recommendation: Approve Planning Commission Meeting Minutes of February 10, 2025 as submitted.

1.B [25-0309](#)

Proposed Project:

DESIGN REVIEW: Construct a one-story addition of 575 square feet to an existing two-story single-family home, resulting in 2,926 square feet (2,451 square feet living area and 475 square feet garage) and 49% floor area ratio (FAR).

Location: 842 Hollenbeck Avenue (APN: 201-24-011)

File #: PLNG-2024-0713

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Sherman Lee (applicant) / Shih-Chieh Huang (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from environmental review under the California Environmental Quality Act (CEQA). (CEQA Guidelines Section 15301)

Project Planner: Gabriela Ventura, (408) 730-7407, Gventura@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review based on the Recommended Findings in Attachment 3 and subject to the Recommended Conditions of Approval in Attachment 4.

PUBLIC HEARINGS/GENERAL BUSINESS

To speak on a public hearing/general business item, refer to notice at the end of this agenda. Each speaker is limited to three minutes. For land use items, applicants are limited to 10 minutes for opening comments and five minutes for closing comments.

2. [25-0191](#)

Proposed Project:

Introduce an ordinance to Amend Chapter 19.67 (Inclusionary Below Market Rate Ownership Housing Program) and Chapter 19.77 (Inclusionary Below Market Rate rental housing) of Title 19 (Zoning) of the Sunnyvale Municipal Code to Modify Requirements for Qualified Retail Preservation Projects, Adopt a Resolution to establish a retail preservation incentive program for certain village center sites and Find that the Proposed Amendments Are Consistent with the Environmental Impact Report for the Land Use and Transportation Element (LUTE) and Do Not Require Additional Environmental

Review Pursuant to CEQA Guidelines Section 15162.

Location: Citywide Village Center Sites

File #: PLNG-2025-0001

General Plan Land Use: VMU (Village Center Mixed Use)

Project Planner: Trudi Ryan, (408) 730-7435,
tryan@sunnyvale.ca.gov

Recommendation: Recommend to City Council, Alternative 1: Introduce an ordinance to amend Chapter 19.67 (Inclusionary Below Market Rate Ownership Housing Program) and Chapter 19.77 (Inclusionary Below Market Rate rental housing) of Title 19 (Zoning) of the Sunnyvale Municipal Code relating to modified requirements for qualifying retail preservation projects in Attachment 2, Adopt a Resolution (Attachment 3) and find that the ordinance and Resolution are consistent with the certified Land Use and Transportation Element (LUTE) EIR and no further environmental review is required under CEQA Guidelines 15162

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

INFORMATION ONLY REPORTS/ITEMS

3. [25-0363](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Public Participation Options

In person public comment:

You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.

Online participation:

Members of the public may also attend online. However, the City cannot guarantee uninterrupted access to online technology. Technical difficulties may occur from

time to time. Unless required by the Ralph M. Brown Act, the meeting will continue even if technical difficulties prevent online participation.

The Chair may determine it would be impractical to include remote public comment during Oral Communications.

Online public comment:

To provide audio public comment, connect to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357
(*9 to request to speak | *6 to unmute/mute)

Watch the Planning Commission meeting at <http://youtube.com/SunnyvaleMeetings> or on television over Comcast Channel 15, AT&T Channel 99

Written public comment:

Email comments to the Planning Commission no later than 4 hours before the meeting to planningcommission@sunnyvale.ca.gov. You can also mail or deliver comments to:

Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707

Public review of items:

You can view reports to commission on the City's website at sunnyvale.ca.gov. You can also review reports in person at the City Hall reception desk, 456 W. Olive Avenue, during normal business hours. Any other documents distributed to members of the Planning Commission regarding any item on this agenda are available in the Council Chambers on the evening of the Commission Meeting. Otherwise, contact the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov for questions.

Planning a presentation for a Planning Commission meeting?

Visit: <http://Sunnyvale.ca.gov/PublicComments>

Planning to provide materials to the Commission?

Please provide the Planning Commission with 12 copies of your materials.

Language Access and Translation

To access written and audio translation during the meeting, click the link below:

Choose Language and Click Attend

Use a headset on your phone for audio or read the transcript on your device.

Spanish and Chinese, Traditional

Para acceder a la traducción escrita y en audio durante la reunión, haga clic en el siguiente enlace:

Seleccione su idioma y haga clic en "Attend"

Use sus auriculares/audifonos para escuchar el audio o leer la transcripción en el dispositivo.

在會議期間，如需要書面和音頻翻譯，請點擊以下鏈接：
選擇語言並點擊參加。

在手機上使用耳機聆聽音頻，或在您的設備上閱讀文字翻譯。

Translation Link: <https://bit.ly/TDDB-6886>

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach the Planning Division at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

LEGAL NOTICES

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 1094.5.