



# City of Sunnyvale

## Notice and Agenda

### Planning Commission

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Monday, May 22, 2023

7:00 PM

Online and Bay Conference Room  
(Room 145), City Hall,  
456 W. Olive Ave.,  
Sunnyvale, CA 94086

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**Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM**

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

#### Public Participation

- *In-person participation: You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.*
- *Online participation: You may provide audio public comment by connecting 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*
- *Submit written comments to the Planning Commission no later than 4 hours prior to the meeting start to [planningcommission@sunnyvale.ca.gov](mailto:planningcommission@sunnyvale.ca.gov) or by mail to: Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707*
- *Review recordings of this meeting and past meetings at <https://sunnyvaleca.legistar.com/calendar.aspx> or <http://youtube.com/SunnyvaleMeetings>*

#### Accessibility/Americans with Disability Act (ADA) Notice

*Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be*

reached at 408-730-7440 or at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov) (28 CFR 35.160 (b) (1)).

## **STUDY SESSION CANCELED**

## **7 P.M. PLANNING COMMISSION MEETING**

### **CALL TO ORDER**

*Call to Order via teleconference and in the Bay Conference Room.*

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **ORAL COMMUNICATIONS**

*This category provides an opportunity for members of the public to address the Planning 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 the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

### **CONSENT CALENDAR**

*All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.*

**1.A** [23-0594](#) Approve Planning Commission Meeting Minutes of May 8, 2023

**Recommendation:** Approve Planning Commission Meeting Minutes of May 8, 2023 as submitted.

**1.B** [23-0596](#)

**Proposed Project:**

**DESIGN REVIEW:** Construct a first-story addition of 300 square feet to an existing two-story single-family home, resulting in 2,852 square feet (2,447 square feet living area and 407 square feet garage) and 48% floor area ratio (FAR).

**Location:** 156 Connemara Way (APN: 309-24-003)

**File #:** 2022-7556

**Zoning:** R-0 (Low Density Residential)

**Applicant / Owner:** Ramchandra “Ram” Naik / Naik Ramchandra and Patwardhan Jaee

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

**Project Planner:** Robby Miller, (408) 730-7429, rmiller@sunnyvale.ca.gov

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

## **PUBLIC HEARINGS/GENERAL BUSINESS**

*If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes. For land-use items, applicants are limited to a maximum of 10 minutes for opening comments and 5 minutes for closing comments.*

### 2. [23-0627](#) **REQUEST FOR CONTINUANCE TO JUNE 12, 2023**

**Proposed Project:**

Forward a Recommendation to the City Council to take the following Actions:

- a. Adopt a Resolution to establish Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments;
- b. Repeal the Mixed-Use Development Tool Kit and the High Density Residential Design Guidelines;
- c. Rename the Citywide Design Guidelines to Non-Residential Design Guidelines;
- d. Direct the Director of Community Development to administratively update other adopted design guidelines to be aligned with the new Objective Design Standards;
- e. Introduce an Ordinance to Amend Sunnyvale Municipal Code Section 19.37.020; and,
- f. Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).

**Recommendation:** Continue the Planning Commission hearing date to June 12, 2023.

### 3. [23-0580](#) **Proposed Project:** Appeal of a decision by the Zoning Administrator denying a **VARIANCE** to legalize an existing 189 square foot detached accessory structure in the rear yard of a single-family property with a ten-inch side setback where four feet minimum is required, and a seven-foot rear yard setback where ten feet minimum is required.

**Location:** 424 Bryan Avenue (APN: 209-11-034)

**File #:** PLNG-2022-7714

**Zoning:** R-2 (Low Medium Density Residential)  
**Applicant / Owner:** Wayne Lin (applicant/appellant)/Thomas Moser (owner)  
**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.  
**Project Planner:** Drew Taplin, (408) 730-7407, dtaplin@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Deny the appeal and uphold the decision of the Zoning Administrator to deny the Variance for the accessory structure.

4. [23-0590](#) **Proposed Project:** Related applications on a 0.85-acre site:  
**SPECIAL DEVELOPMENT PERMIT:** to allow construction of 18 three-story condominium units and the retention of one single-family house (156 Crescent Avenue); and,  
**TENTATIVE MAP:** to create one lot and 19 condominium units.  
**Location:** 148 and 156 Crescent Avenue (APNs: 211-35-008 and 211-35-009)  
**File #:** 2021-7826  
**Zoning:** R3/PD - Medium Density Residential / Planned Development  
**Applicant / Owner:** Samir Sharma (applicant) / Crescent Avenue LLC (owner)  
**Environmental Review:** A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.  
**Project Planner:** Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4

5. [23-0564](#) Review Planning Program Budget and Fees for FY 2023-2024

**Recommendation:** Provide comments to the City Council or make a formal recommendation to the City Council on the Recommended FY 2023-2024 budget for the Planning Program.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

**ADJOURNMENT***Notice to the Public:*

*Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at 408-730-7440 or [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov). Agendas and associated reports are also available 72 hours before the meeting on the City's website at [sunnyvale.ca.gov](http://sunnyvale.ca.gov) and during normal business hours at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue.*

*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.*