



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, February 26, 2024

7:00 PM

Online and Bay Conference Room
(Room 145), 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

- *In-person participation: You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.*

As a courtesy, and technology permitting, members of the public may also attend online. However, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

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

- *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 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 (28 CFR 35.160 (b) (1)).

NO STUDY SESSION

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

The Chair may determine it would be impractical to include remote public comment during Oral Communications for the purpose of timeliness of the meeting or conducting an orderly meeting. Such a determination shall be made prior to opening public comment on 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 [24-0388](#) Approve Planning Commission Meeting Minutes of November 30, 2023

Recommendation: Approve Planning Commission Meeting Minutes of November 30, 2023 as submitted.

1.B [24-0389](#) Approve Planning Commission Meeting Minutes of February 12, 2024

Recommendation: Approve Planning Commission Meeting Minutes of February 12, 2024 as submitted.

1.C [24-0265](#)

Proposed Project:

DESIGN REVIEW: Demolish an existing home and construct a new two-story single-family home resulting in 4,838 square feet (3,864 square feet living area, 512 square feet garage, and 462 rear covered patio) and 40% floor area ratio (FAR), and a six-foot fence in the front yard.

Location: 541 South Bayview Avenue (APN: 209-31-036)

File #: PLNG-2023-0366

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Michelle Miner / Christopher & Margaret Allan

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 based on the Findings in Attachment 3 and subject to the Recommended 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. [24-0385](#) **Proposed Project:** Consider actions related to implementation of the 2023-2031 Housing Element to amend the By-Right Approval process for certain parcels within the City:
 A. Introduce an Ordinance to Amend By-Right Approvals (Chapter 19.73 of the Sunnyvale Municipal Code) to clarify ministerial review of projects as it relates to proposed subdivisions.
 File #: PLNG-2024-0105
 Location: Citywide
 Applicant: City of Sunnyvale
 Environmental Review: Non-discretionary project (Public Resources Code Section 21080(b)(1), CEQA Guidelines Sections 15268, 15357)
 Project Planner: Julia Klein, (408) 730-7463, jklein@sunnyvale.ca.gov
3. [24-0141](#) Forward a Recommendation to the City Council to Evaluate the Minimum Automobile Off-Street Parking Requirements for Residential Uses (Study Issue CDD 19-07)
 File #: 2022-7404
 Environmental Review: The action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).
 Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 to the City Council to direct staff to conduct community outreach and prepare amendments to the Sunnyvale Municipal Code (SMC) and applicable Specific Plans parking regulations, to be considered at future hearings.

The amendments to be studied include:

- a. Clarifying parking standards to be objective and without discretionary review.
- b. Single/Two-Family Residential:
 - i. Lowering minimum off-street parking spaces per property, with flexibility in type and arrangement.
 - ii. Exploring maximum number of parking spaces and allowing tandem parking
- c. Multi-Family Residential:
 - i. Introducing unbundled parking.
 - ii. Adjusting/simplifying the unassigned space requirement (currently dependent on the type of covered assigned space provided).
 1. For example, require the minimum parking standards to be a flat rate of 1 space per zero to one-bedroom unit; 1.5 spaces per two to three-bedroom unit; and 2 spaces for units with four or more bedrooms.
 - iii. Examining maximum amount of parking required, except for areas within a half-mile of major transit stops.
 - iv. Allowing flexibility in type (covered, uncovered) and arrangement, including a tandem allowance for up to 100% of units.
 - v. Evaluating continued use of compact parking spaces.
 - vi. Updating the Limited Street Parking Provisions to specify objective parking requirements in certain conditions.

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. Agendas and associated reports are also available 72 hours before the meeting on the City's website at 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.