



# City of Sunnyvale

## Notice and Agenda

### Planning Commission

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Monday, April 10, 2023

5:30 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 - 5:30 PM | 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)).*

### **5:30 P.M. STUDY SESSION**

#### **Call to Order**

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

#### **Roll Call**

#### **Study Session**

*The public may provide comments regarding the Study Session item(s). If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda.*

**A.**     [23-0469](#)           **Proposed Project:**     Related applications on a 0.40-acre site:  
                                  **SPECIAL DEVELOPMENT PERMIT:** to demolish an existing  
                                  single-family home and construct eight condominium units within  
                                  a three-story building.  
                                  **TENTATIVE MAP:** to create eight condominiums.  
**Location:** 444 Old San Francisco Road (APN: 211-01-031)  
**File #:** 2020-7112  
**Zoning:** R-4/PD (High Density Residential/Planned Development)  
**Applicant/Owner:** S V Wzredwood Capital LLC (applicant and owner)  
**Environmental Review:** A Class 32 Exemption relieves this project  
from California Environmental Quality Act provisions.  
**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

**B.**     [23-0497](#)           **Proposed Project:**     Related applications on a 0.85-acre site:  
                                  **SPECIAL DEVELOPMENT PERMIT:** for the construction of 18  
                                  three-story condominium units and the retention of one  
                                  single-family house (156 Crescent Avenue);  
                                  **RESOURCE ALTERATION PERMIT:** for the demolition of one  
                                  single-family house (148 Crescent Avenue) designated as a  
                                  Heritage Resource; and  
                                  **TENTATIVE PARCEL MAP:** to create one lot and 19  
                                  condominium units.  
**Location:** 148 and 156 Crescent Avenue (APNs: 211-35-008 and  
211-35-009)

**File #:** 2021-7265 and 2021-7826

**Zoning:** R-3/PD (Medium Density Residential / Planned Development)

**Applicant / Owner:** Samir Sharma (applicant) / Crescent Avenue LLC (owner)

**Environmental Review:** Class 32 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

## **Adjourn 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**

*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. [23-0495](#) Approve Planning Commission Meeting Minutes of March 27, 2023

**Recommendation:** Approve Planning Commission Meeting Minutes of March 27, 2023 as submitted.

**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.     [23-0485](#)     Forward a Recommendation to the City Council to Introduce an Ordinance to Add Chapter 19.71 of Title 19 of the Sunnyvale Municipal Code Creating a Residential Tenant Protections Programs (Study Issue)

**Recommendation:** Alternative 1: Recommend that the City Council introduce an Ordinance (Attachment 6 to the report) to add Chapter 19.71 (Residential Tenant Protections Ordinance) to Title 19 ("Zoning") of the Sunnyvale Municipal Code creating a Residential Tenant Protections Programs.

3.     [23-0357](#)     **Proposed Project:** Related applications on a 3,920 square-foot site:  
                          **DESIGN REVIEW:** To allow construction of a 957 square-foot first and second-floor addition to an existing single-family home, resulting in 2,282 square feet living area (no covered parking) and 58.5% Floor Area Ratio (FAR), and  
                          **VARIANCE:** To allow 28% rear yard encroachment, where 25% maximum is permitted.  
**Location:** 404 S. Murphy Ave. (APN: 209-26-023)  
**File #:** 2021-7829  
**Zoning:** DSP-10 (Downtown Specific Plan Area Block 10)  
**Applicant / Owner:** Bay Area Project Pro / Devang and Vina Bhuva  
**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.  
**Project Planner:** Mary Jeyapakash, (408) 730-7449, [mjeyapakash@sunnyvale.ca.gov](mailto:mjeyapakash@sunnyvale.ca.gov)

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

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

4.     [23-0488](#)     Proposed Study Issue for 2024: Dark Sky Ordinance for Private Residences

**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 during normal business hours at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue and [sunnyvaleca.legistar.com/calendar.aspx](http://sunnyvaleca.legistar.com/calendar.aspx)*

*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.*