



# City of Sunnyvale

## Notice and Agenda

### Planning Commission

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Monday, May 8, 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. [23-0560](#) Approve Planning Commission Meeting Minutes of April 24, 2023

**Recommendation:** Approve Planning Commission Meeting Minutes of April 24, 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.     [23-0577](#)           REQUEST FOR CONTINUANCE TO JUNE 12, 2023**

**Proposed Project:**

Forward recommendation to the City Council related to the Moffett Park Specific Plan (MPSP) to:

**A. Adopt a Resolution to:**

1. Certify the Environmental Impact Report (EIR);
2. Make the findings required by California Environmental Quality Act (CEQA);
3. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
4. Adopt the Water Supply Assessment;
5. Adopt the Amended Moffett Park Specific Plan (with Staff recommended modifications to the draft MPSP);
6. Amend the General Plan text and update the General Plan Map; and
7. Update the Green Building Program Table.

**B. Adopt a Resolution to:**

1. Amend the Fiscal Year 2022/23 Master Fee Schedule to adjust the MPSP Planning Application Fees, including the addition of the MPSP Maintenance Fee, the MPSP Infrastructure Fee and the MPSP Transportation Impact Fee (TIF).

**C. Introduce An Ordinance to:**

1. Repeal and Re-Adopt Sunnyvale Municipal Code (SMC) Chapter 19.29 (Moffett Park Specific Plan) and make other amendments to Title 19 (Zoning) to implement the MPSP.
2. Add SMC Chapter: 3.56 (MPSP Transportation Impact Fee) to Title 3 (Revenue and Finance); and
3. Amend the Zoning Plan District Map and re-zone parcels currently within the new MPSP district.

**Location:** Moffett Park Specific Plan Area

**Existing Plan:** Moffett Park Specific Plan

**File number:** 2018-7715 (Moffett Park Specific Plan)

**General Plan Designation:**

**Existing:** Moffett Park Specific Plan

**Proposed:** Moffett Park Specific Plan

**Zoning:**

**Existing Zoning:**

MP-I: Industrial

MP- TOD: Transit Oriented Development  
MP-C: Commercial

**Proposed MPSP Zoning Districts:**

MP-AC: Activity Center  
MP-R: Residential  
MP-MU: Mixed Use  
MP-O1: Office 1  
MP-O2: Office 2  
MP-E1: Mixed Employment 1  
MP-E2: Mixed Employment 2  
MP-E3: Mixed Employment 3  
MP-H: Hospitality  
MP-PF: Public Facilities

**Proposed Combining District**

ECD: Ecological Combining District

**Applicant:** City of Sunnyvale

**Environmental Review:** Environmental Impact Report (SCH # 20210880338)

**Project Planner:** Michelle King, 408-730-7463,  
mking@sunnyvale.ca.gov

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

**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.*



# City of Sunnyvale

## Agenda Item 1

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**23-0560**

**Agenda Date: 5/8/2023**

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**SUBJECT**

Approve Planning Commission Meeting Minutes of April 24, 2023

**RECOMMENDATION**

Approve Planning Commission Meeting Minutes of April 24, 2023 as submitted.



# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

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Monday, April 24, 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: Public Hearing - 7:00 PM | Study Session - 7:15 PM**

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

#### **CALL TO ORDER**

Chair Pyne called the meeting to order at 7:00 PM.

#### **SALUTE TO THE FLAG**

Chair Pyne led the salute to the flag.

#### **ROLL CALL**

**Present:** 6 - Chair Martin Pyne  
Vice Chair Nathan Iglesias  
Commissioner Daniel Howard  
Commissioner Michael Serrone  
Commissioner Neela Shukla  
Commissioner Carol Weiss  
**Absent:** 1 - Commissioner John Howe

Commissioner Howe's absence is excused.

#### **ORAL COMMUNICATIONS**

None.

#### **CONSENT CALENDAR**

There were no public speakers for this agenda item.

MOTION: Commissioner Weiss moved and Commissioner Howard seconded the motion to approve the Consent Calendar with the revised minutes in the attachment titled "23-0526 Updated Attachment 1 (posted 20230424)."

Chair Pyne confirmed with Planning Officer Shaunn Mendrin that the City Council will be advised of the of the Commission's adjusted recommendation regarding the Residential Tenant Protections Program that is being considered at the City Council meeting of April 25, 2023. This adjustment is noted in the revised April 10, 2023 Planning Commission meeting minutes (see attachment titled "23-0526 Updated Attachment 1 (posted 20230424)").

The motion carried by the following vote:

**Yes:** 6 - Chair Pyne  
Vice Chair Iglesias  
Commissioner Howard  
Commissioner Serrone  
Commissioner Shukla  
Commissioner Weiss

**No:** 0

**Absent:** 1 - Commissioner Howe

1. [23-0526](#) Approve Planning Commission Meeting Minutes of April 10, 2023  
Approve Planning Commission Meeting Minutes of April 10, 2023 as submitted.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

2. [23-0538](#) **REQUEST FOR CONTINUANCE TO MAY 8, 2023 AND TO HOLD A STUDY SESSION AFTER THE APRIL 24, 2023 PUBLIC HEARING**

**Proposed Project:**

Forward recommendation to the City Council related to the Moffett Park Specific Plan (MPSP) to:

A. Adopt a Resolution (Attachment 6) to:

1. Certify the Environmental Impact Report (EIR);
2. Make the findings required by California Environmental Quality Act (CEQA);
3. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
4. Adopt the Water Supply Assessment;
5. Adopt the Amended Moffett Park Specific Plan (with Staff recommended modifications to the draft MPSP detailed in Attachment 5);
6. Amend the General Plan text and update the General Plan Map; and
7. Update the Green Building Program Table.

B. Adopt a Resolution (Attachment 7) to:



1. Amend the Fiscal Year 2022/23 Master Fee Schedule to adjust the MPSP Planning Application Fees, including the addition of the MPSP Maintenance Fee, the MPSP Infrastructure Fee and the MPSP Transportation Impact Fee (TIF).

C. Introduce An Ordinance (Attachment 8) to:

1. Repeal and Re-Adopt Sunnyvale Municipal Code (SMC) Chapter 19.29 (Moffett Park Specific Plan) and make other amendments to Title 19 (Zoning) to implement the MPSP.
2. Add SMC Chapter: 3.56 (MPSP Transportation Impact Fee) to Title 3 (Revenue and Finance); and
3. Amend the Zoning Plan District Map and re-zone parcels currently within the new MPSP district.

**Location: Existing Plan:** Moffett Park Specific Plan

**File number: 2018-7715** (Moffett Park Specific Plan)

**General Plan Designation:**

**Existing:** Moffett Park Specific Plan

**Proposed:** Moffett Park Specific Plan

**Zoning:**

**Existing Zoning:**

MP-I: Industrial

MP- TOD: Transit Oriented Development

MP-C: Commercial

**Proposed MPSP Zoning Districts:**

MP-AC: Activity Center

MP-R: Residential

MP-MU: Mixed Use

MP-O1: Office 1

MP-O2: Office 2

MP-E1: Mixed Employment 1

MP-E2: Mixed Employment 2

MP-E3: Mixed Employment 3

MP-H: Hospitality

MP-PF: Public Facilities

**Proposed Combining District**

ECD: Ecological Combining District

**Applicant:** City of Sunnyvale

**Environmental Review:** Environmental Impact Report (SCH # 20210880338)

**Project Planner:** Michelle King, 408-730-7463,  
mking@sunnyvale.ca.gov

Principal Planner Michelle King stated that staff requests the continuation of this agenda item to the May 8, 2023 Planning Commission meeting and explained why.

There were no public speakers for this agenda item.

MOTION: Commissioner Weiss moved and Commissioner Howard seconded the motion to continue the discussion on Public Hearing Agenda Item 2 to Monday, May 8, 2023.

Commissioner Weiss voiced her agreement with staff's recommendation to continue this agenda item to a date certain.

The motion carried by the following vote:

**Yes:** 6 - Chair Pyne  
Vice Chair Iglesias  
Commissioner Howard  
Commissioner Serrone  
Commissioner Shukla  
Commissioner Weiss

**No:** 0

**Absent:** 1 - Commissioner Howe

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

None.

#### **NON-AGENDA ITEMS AND COMMENTS**

##### **-Commissioner Comments**

Chair Pyne confirmed with staff that the study session must start at 7:15 p.m. as stated on the meeting agenda.

##### **-Staff Comments**

Planning Officer Mendrin announced that the Planning Commission meeting tentatively scheduled for May 1, 2023 has been canceled.

#### **ADJOURNMENT**

Chair Pyne adjourned the meeting at 7:10 PM.

#### **7:15 P.M. STUDY SESSION**

##### **Call to Order**

Vice Chair Iglesias called the meeting to order at 7:15 PM.

**Roll Call**

**Present:** 6 - Chair Martin Pyne  
Vice Chair Nathan Iglesias  
Commissioner Daniel Howard  
Commissioner Michael Serrone  
Commissioner Neela Shukla  
Commissioner Carol Weiss  
**Absent:** 1 - Commissioner John Howe

Commissioner Howe's absence is excused.

**Study Session**

- A.**      [23-0540](#)      Draft Moffett Park Specific Plan (MPSP) Overview and Review of  
Draft Staff-Recommended Modifications  
**File #:** 2018-7715 (Moffett Park Specific Plan)  
**Project Planner:** Michelle King, 408-730-7463,  
mking@sunnyvale.ca.gov

**Adjourn Study Session****NOTICE TO THE PUBLIC**



# City of Sunnyvale

## Agenda Item 2

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23-0577

Agenda Date: 5/8/2023

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

#### REQUEST FOR CONTINUANCE TO JUNE 12, 2023

#### Proposed Project:

Forward recommendation to the City Council related to the Moffett Park Specific Plan (MPSP) to:

- A. Adopt a Resolution to:
  - 1. Certify the Environmental Impact Report (EIR);
  - 2. Make the findings required by California Environmental Quality Act (CEQA);
  - 3. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
  - 4. Adopt the Water Supply Assessment;
  - 5. Adopt the Amended Moffett Park Specific Plan (with Staff recommended modifications to the draft MPSP);
  - 6. Amend the General Plan text and update the General Plan Map; and
  - 7. Update the Green Building Program Table.
- B. Adopt a Resolution to:
  - 1. Amend the Fiscal Year 2022/23 Master Fee Schedule to adjust the MPSP Planning Application Fees, including the addition of the MPSP Maintenance Fee, the MPSP Infrastructure Fee and the MPSP Transportation Impact Fee (TIF).
- C. Introduce An Ordinance to:
  - 1. Repeal and Re-Adopt Sunnyvale Municipal Code (SMC) Chapter 19.29 (Moffett Park Specific Plan) and make other amendments to Title 19 (Zoning) to implement the MPSP.
  - 2. Add SMC Chapter: 3.56 (MPSP Transportation Impact Fee) to Title 3 (Revenue and Finance); and
  - 3. Amend the Zoning Plan District Map and re-zone parcels currently within the new MPSP district.

**Location:** Moffett Park Specific Plan Area

**Existing Plan:** Moffett Park Specific Plan

**File number:** 2018-7715 (Moffett Park Specific Plan)

#### **General Plan Designation:**

**Existing:** Moffett Park Specific Plan

**Proposed:** Moffett Park Specific Plan

#### **Zoning:**

##### **Existing Zoning:**

MP-I: Industrial

MP- TOD: Transit Oriented Development

MP-C: Commercial

#### **Proposed MPSP Zoning Districts:**

MP-AC: Activity Center  
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MP-H: Hospitality  
MP-PF: Public Facilities

**Proposed Combining District**

ECD: Ecological Combining District

**Applicant:** City of Sunnyvale

**Environmental Review:** Environmental Impact Report (SCH # 20210880338)

**Project Planner:** Michelle King, 408-730-7463, mking@sunnyvale.ca.gov

**REPORT IN BRIEF**

City staff is recommending that this item be continued to the Planning Commission public hearing date of June 12, 2023. This continuance will allow additional time for decision makers and the public to review staff's recommended changes to the draft Moffett Park Specific Plan.

The City Council hearing has been advertised for May 16, 2023 and staff will be recommending continuance to the public hearing on July 11, 2023.

This continuance report serves as a notice to the public. Interested parties will be notified via email of these recommended changes to the schedule.

**STAFF RECOMMENDATION**

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

Prepared by: Michelle King, Principal Planner

Reviewed by: Shaunn Mendrin, Planning Officer

Approved by: Trudi Ryan, Director of Community Development