



## Airport Land Use Commission

County Government Center, 70 West Hedding Street, East Wing, 7<sup>th</sup> Floor,  
San Jose, CA 95110  
(408) 299-5781 FAX (408) 288-9198

May 5, 2023

Kelly Cha  
Associate Planner  
Community Development Department, Planning  
City of Sunnyvale  
456 West Olive Avenue  
Sunnyvale, CA 94086

**RE: Referral from the City of Sunnyvale requesting review of a proposed update to the Moffett Park Specific Plan related to General Plan and Zoning Ordinance Amendments.**

Dear Ms. Cha:

On April 26, 2023, the ALUC considered the above referral for consistency with the policies of safety, height and noise contained within the Moffett Federal Airfield (NUQ) Comprehensive Land Use Plan (CLUP).

The above referenced project is sponsored by the City of Sunnyvale and is related to General Plan and Zoning Ordinance Amendments necessary for the updating of the existing Moffett Park Specific Plan. No specific construction of a structure or alteration of infrastructure was reviewed, nor approved, with this action. This project is scheduled to be heard by the City of Sunnyvale City Council on May 16, 2023.

The Airport Land Use Commission finds the update to the Moffett Park Specific Plan (MPSP) and the associated General Plan and Zoning Ordinance Amendments as proposed by the City of Sunnyvale to be inconsistent with the NUQ CLUP policies unless the following language is added to the Moffett Park Specific Plan (MPSP):

- Under section 5.3.1.1.b of MPSP for Measurement of building height:
  - “When measuring development height for consistency with the Moffett Federal Airfield (NUQ) Comprehensive Land Use Plan (CLUP) Part 77 Heights, height is to be measured from above mean sea level (AMSL) to the top of the highest point of the development.”
- Under section 4.4 General Land Use Density Standards Table 2 add the following language:
  - “No residential development is allowed within the Turing Safety Zone (TSZ) of Moffett Federal Airfield (NUQ), and the population density of any nonresidential development within the TSZ shall be limited to a maximum of 200 people per acre including open areas and parking areas required for the building’s occupants and one-half of the adjacent street area.”
- Under Chapter 4 of the “MPSP Standards for All Development” add the following language:
  - “Prior to the issuance of building permits, pursuant to NUQ CLUP policy G-5, an Avigation Easement shall be dedicated to the United States Government on behalf of Moffett Federal Airfield.”



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Please note that pursuant to the Public Resources Code 21670, the City of Sunnyvale has the option of overruling the ALUC's determination. Overrules require a 2/3 vote of the entire body of the City of Sunnyvale City Council. The notification process to the ALUC and Caltrans Division of Aeronautics shall also be complied with.

If you have any questions, please feel free to contact ALUC staff, Carl Hilbrants, at 408-299-5781, or via e-mail at [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "CH", followed by a horizontal line extending to the right.

Carl Hilbrants  
Senior Planner