



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, October 27, 2025

6:00 PM

Online and Council Chambers, City Hall,
456 W. Olive Ave., Sunnyvale, CA 94086

Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM

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

Public Participation

View the end of the agenda for information on:

- Public participation options
- Request language translation
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

6 P.M. SPECIAL PLANNING COMMISSION MEETING (Study Session)

Call to Order

Call to Order in the Council Chambers.

Roll Call

Study Session

The public may provide comments regarding the Study Session item(s). To address the Planning Commission, refer to the notice at the end of this agenda.

A. [25-1021](#)

Proposed Project: Planning Commission Study Session for discussion and comment only for related applications on a 1.17-acre site:

SPECIAL DEVELOPMENT PERMIT (SDP): to consider the redevelopment of a commercial site into four 3-story residential buildings with 28 townhome-style condominium units.

VESTING TENTATIVE MAP (VTM): to create 28 condominium units.

Location: 845 Stewart Drive. (APN: 205-21-010)

File #: PLNG-2025-0080

Zoning: MS/ITR/R3/PD (Industrial and Service with Industrial to Residential/Medium Density Residential/Planned Development Combining District).

Applicant / Owner: Julia Koppman Norton, City Ventures (applicant) /

Jenab Family Ventures (owner).

Environmental Review: The project is anticipated to qualify for a Class 32 (In-Fill Development Projects) exemption per California Environmental Quality Act (CEQA) guidelines section 15332.

Project Planner: Wendy Lao, (408) 730-7408,
WLao@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers.

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

Prior to opening public comment on Oral Communications, the Chair may determine it would be impractical to include remote public comment for the purpose of timeliness of the meeting or conducting an orderly meeting.

Oral Communications is the opportunity for the public to address the Planning Commission on items not listed on the agenda and is limited to 15 minutes with a maximum of up to three minutes per speaker (one appearance per speaker). Note the Brown Act does not allow the Commission to take action on an item not listed on the agenda. To address the Commission, refer to the notice at the end of this agenda.

CONSENT CALENDAR

All matters listed on the consent calendar will be acted upon by one motion unless discussion is requested by a Commissioner or the public. To address the Planning Commission, refer to the notice at the end of this agenda.

1. [25-1022](#) Approve Planning Commission Meeting Minutes of October 13, 2025

Recommendation: Approve Planning Commission Meeting Minutes of October 13, 2025, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

To speak on a public hearing/general business item, refer to notice at the end of

this agenda. Each speaker is limited to three minutes. For land use items, applicants are limited to 10 minutes for opening comments and five minutes for closing comments.

2. [25-0987](#)

Proposed Project: Appeal of a decision by the Director of Community Development denying a **TREE REMOVAL PERMIT** for a 21-inch diameter Fruitless Pear tree in the front yard.

Location: 385 Redondo Terrace (APN: 165-46-025)

File #: PLNG-2025-0521

Zoning: R1.7/PD (Low-Medium Density Residential Zoning District with a Planned Development Combining District)

Applicant/Appellant/Owner: Kaye Suyama (applicant/appellant)/Kamayatsu-Peterson Erika L Trustee (owner)

Environmental Review: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15304 (Class 4).

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Recommendation: Alternative 1: Deny the appeal and uphold the decision of the Director of Community Development to deny the Tree Removal Permit.

3. [25-0975](#)

Proposed Project: Related applications on a 5.28-acre site:

SPECIAL DEVELOPMENT PERMIT: Redevelop three non-contiguous lots with:

- 1) A new two-story commercial building totaling 23,104 square feet on the commercial lot; and,
- 2) 101 new market-rate townhouse units, distributed among 15 three-story buildings on the residential lots.

VESTING TENTATIVE MAP: Subdivide one existing lot into 26 lots and 101 residential condominium spaces, and merge two existing commercial lots into one.

Location: 1119-1163 Lawrence Expressway (APN 110-23-110); 1037 Lakehaven Drive (APN 110-23-109); and 1051 Lakehaven Drive (APN 110-23-108)

File #: PLNG-2023-0302

Zoning: VCMU-22 (Village Center Mixed-Use) and VCC (Village Center Commercial) [formerly C-1/PD (Neighborhood Business/Planned Development)]

Applicant / Owner: The True Life Companies (TTLC; applicant)/Dick's Lakewood Corporation (owner)

Environmental Review: No additional review required per CEQA Guidelines Section 15183 - environmental impacts are addressed in the Land Use and Transportation Element (LUTE) Environmental Impact Report (EIR)

Project Planner: Jeffrey Cucinotta, (408) 730-7424,

jcucinotta@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the required findings to approve the CEQA determination that the project is consistent with the LUTE EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Special Development Permit and Vesting Tentative Map application based on the Recommended Findings in Attachment 3 and Recommended Conditions of Approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY REPORTS/ITEMS

4. [25-1023](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

ADJOURNMENT

Public Participation Options

In person public comment:

You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.

Online participation:

Members of the public may also attend online. However, the City cannot guarantee uninterrupted access to online technology. Technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue even if technical difficulties prevent online participation.

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

Online public comment:

To provide audio public comment, connect 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

Written public comment:

Email comments to the Planning Commission no later than 4 hours before the meeting to planningcommission@sunnyvale.ca.gov. You can also mail or deliver comments to:

Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707

Public review of items:

You can view reports to commission on the City's website at sunnyvale.ca.gov. You can also review reports in person at the City Hall reception desk, 456 W. Olive Avenue, during normal business hours. Any other documents distributed to members of the Planning Commission regarding any item on this agenda are available in the Council Chambers on the evening of the Commission Meeting. Otherwise, contact the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov for questions.

Planning a presentation for a Planning Commission meeting?

Visit: <http://Sunnyvale.ca.gov/PublicComments>

Planning to provide materials to the Commission?

Please provide the Planning Commission with 12 copies of your materials.

Request Language Translation

If you need language translation, please contact the City at least 48 hours prior to the meeting. Reach the City at: 408-730-7483 or cityclerk@sunnyvale.ca.gov

Spanish and Chinese, Simplified

Solicitud de Traducción al Español

Si necesita servicios de traducción al español, comuníquese con la ciudad al menos 48 horas antes de la reunión. Puede contactar a la ciudad al:

408-730-7483 o cityclerk@sunnyvale.ca.gov

请求语言翻译

如果您需要语言翻译, 请至少在会议开始前 48 小时联系市政府。联系电话:

408-730-7483 或发送电子邮件至 cityclerk@sunnyvale.ca.gov

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach the Planning Division at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

LEGAL NOTICES

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 1094.5.