



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, June 16, 2025

7:00 PM

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

Special Meeting: No Study Session | 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
- Language access and translation
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

NO STUDY SESSION

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. [25-0684](#) Approve Planning Commission Meeting Minutes of May 27, 2025

Recommendation: Approve Planning Commission Meeting Minutes of May 27, 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. [25-0520](#) **Proposed Project:** Forward a recommendation to the City Council to take the following actions:

1. ADOPT A RESOLUTION TO:

- a. Adopt the Village Center Master Plan;
- b. Amend the General Plan Land Use and Transportation Element (LUTE) text to implement the Village Center Master Plan;
- c. Change the General Plan land use designation for certain sites in the seven General Plan Village Mixed Use areas throughout the City from Village Mixed Use to Village Center Master Plan;
- d. Change the General Plan land use designation for 1388-1390 Bremerton Drive (APN 323-01-017) from Village Mixed Use to Low Medium Density Residential;
- e. Change the General Plan land use designation for 901 Reed Ave. (APN 213-040-48) from Village Mixed Use to Commercial;
- f. Change the General Plan land use designation for 519 Borregas Ave.(APN 204-29-029), 206 East Arbor Ave. (APN 204-22-052), and 216 East Arbor Ave. (APN 204-22-053) from Village Mixed Use to Medium Density Residential;
- g. Change the General Plan land use designation for APN 110-23-104 (no address) from Village Mixed Use to Public Facilities; and,
- h. Amend the General Plan Land Use Map for the changes in land use designation for the parcels noted above.

2. INTRODUCE AN ORDINANCE TO:

- a. Rezone certain sites in the seven General Plan Village Mixed

Use areas throughout the city from Neighborhood Business (C-1), Neighborhood Business/Planned Development (C-1/PD), Highway Business/Planned Development (C-2/PD), Office (O), or Office/Planned Development (O/PD) to Village Center Master Plan (VCMP);

- b. Rezone 1388-1390 Bremerton Drive from Neighborhood Business (C-1) to Low Medium Density Residential/Planned Development (R-2/PD);
- c. Rezone 206 and 216 East Arbor Ave. from Neighborhood Business/Planned Development (C-1/PD) to Medium Density Residential/Planned Development (R-3/PD);
- d. Rezone APN 110-23-104 (no address) from Neighborhood Business/Planned Development (C-1/PD) to Public Facilities (P-F);
- e. Amend the Zoning Districts Map for the zoning changes for the parcels noted above; and,
- f. Amend the following Sunnyvale Municipal Code (SMC) Chapters: 19.12 (Definitions), 19.16 (Precise Zoning Plans - Zoning Districts - Zoning Maps), 19.27 (Site and Project-Based Specific Plan Districts), 19.34 (Front, Side, and Rear Yards), 19.44 (Sign Code), and 19.54 (Wireless Communications Facilities).

3. ADOPT AN URGENCY ORDINANCE TO:

- a. Rezone certain sites in the seven General Plan Village Mixed Use areas throughout the city from Neighborhood Business (C-1), Neighborhood Business/Planned Development (C-1/PD), Highway Business/Planned Development (C-2/PD), Office (O), or Office/Planned Development (O/PD) to Village Center Master Plan (VCMP); and
- b. Amend the Zoning Districts Map for the zoning changes for the parcels noted above; and
- c. Amend the following Sunnyvale Municipal Code (SMC) Chapters: 19.16 (Precise Zoning Plans - Zoning Districts - Zoning Maps) and 19.27 (Site and Project-Based Specific Plan Districts).

Locations: Citywide

File #: 2021-7371

Zoning: C-1 (Neighborhood Business), C-2 (Highway Business) and O (Office)

Applicant: City of Sunnyvale

Environmental Review: An addendum to the 2017 Land Use and Transportation Element (LUTE) Update Environmental Impact Report (EIR) has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.

Project Planner: Jeffrey Cucinotta, (408) 730-7424,
jcucinotta@sunnyvale.ca.gov

Recommendation: Alternative 1: Forward a recommendation on related items associated with the Village Center Master Plan to the City Council:

1. Approve related actions associated with adoption of the Village Center Master Plan: Adopt a resolution, introduce an Ordinance and adopt an Urgency Ordinance (Attachments 2, 3, and 4 to this report)

A. Consider the Addendum to the Land Use and Transportation Element (LUTE) Environmental Impact Report (EIR) and find that it was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) and no additional environmental review is required pursuant to CEQA Guidelines Section 15164."

B. Adopt a Resolution (Attachment 2 to this report) to:

- i. Adopt the Village Center Master Plan;
- ii. Amend the General Plan LUTE text to implement the Village Center Master Plan;
- iii. Change the General Plan land use designation for certain sites in the seven General Plan Village Mixed Use areas throughout the city from Village Mixed Use to Village Center Master Plan;
- iv. Change the General Plan land use designation for 1388-1390 Bremerton Drive (APN 323-01-017) from Village Mixed Use to Low Medium Density Residential;
- v. Change the General Plan land use designation for 901 Reed Ave. (APN 213-040-48) from Village Mixed Use to Commercial;
- vi. Change the General Plan land use designation for 519 Borregas Ave. (APN 204-29-029), 206 East Arbor Ave. (APN 204-22-052), and 216 East Arbor Ave. (APN 204-22-053) from Village Mixed Use to Medium Density Residential;
- vii. Change the General Plan land use designation for APN 110-23-104 (no address) from Village Mixed Use to Public Facilities; and,
- viii. Amend the General Plan Land Use Map for the changes in land use designation for the parcels noted above.

C. Introduce an Ordinance (Attachment 3 to this report) to:

- i. Rezone certain sites in the seven General Plan Village Mixed

Use areas throughout the city from Neighborhood Business (C-1), Neighborhood Business/Planned Development (C-1/PD), Highway Business/Planned Development (C-2/PD), Office (O), or Office/Planned Development (O/PD) to Village Center Master Plan (VCMP), and more specifically, to one of the VCMP implementing districts, Village Center Mixed Use (VCMU), Village Center Commercial (VCC) or Village Center Office (VCO);

ii. Rezone 1388-1390 Bremerton Drive from Neighborhood Business (C-1) to Low Medium Density Residential/Planned Development (R-2/PD);

iii. Rezone 206 and 216 East Arbor Ave. from Neighborhood Business/Planned Development (C-1/PD) to Medium Density Residential/Planned Development (R-3/PD);

iv. Rezone APN 110-23-104 (no address) from Neighborhood Business/Planned Development (C-1/PD) to Public Facilities (P-F);

v. Amend the Zoning Districts Map to reflect the zoning changes for the parcels noted above;

vi. Amend SMC Chapters:

a. Chapter 19.12 (Definitions);

b. Chapter 19.16 (Precise Zoning Plans - Zoning Districts - Zoning Maps);

c. Chapter 19.27 (Site and Project-Based Specific Plan Districts);

d. Chapter 19.34 (Front, Side, and Rear Yards);

e. Chapter 19.44 (Sign Code); and,

f. Chapter 19.54 (Wireless Communications Facilities).

D. Adopt an Urgency Ordinance (Attachment 4 to this report) to:

iii. Rezone certain sites in the seven General Plan Village Mixed Use areas throughout the city from Neighborhood Business (C-1), Neighborhood Business/Planned Development (C-1/PD), Highway Business/Planned Development (C-2/PD), Office (O), or Office/Planned Development (O/PD) to Village Center Master Plan (VCMP); and more specifically, to one of the VCMP implementing districts, Village Center Mixed Use (VCMU), Village Center Commercial (VCC) or Village Center Office (VCO); and

iv. Amend SMC Chapters 19.16 and 19.27.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY REPORTS/ITEMS

3. [25-0685](#) 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.

Language Access and Translation

To access written and audio translation during the meeting, click the link below:

Choose Language and Click Attend

Use a headset on your phone for audio or read the transcript on your device.

Spanish and Chinese, Simplified

Para acceder a la traducción escrita y en audio durante la reunión, haga clic en el siguiente enlace:

Seleccione su idioma y haga clic en "Attend"

Use sus auriculares/audifonos para escuchar el audio o leer la transcripción en el dispositivo.

如需在会议期间使用文字和语音翻译，请点击以下链接：
选择语言并点击“参加”
使用手机耳机收听音频，或阅读设备上的文字记录。

Translation Link: <https://bit.ly/TDDB-6886>

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.