



# City of Sunnyvale

## Notice and Agenda

### Planning Commission

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Monday, November 14, 2022

7:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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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>**

#### **Special Teleconference Notice**

*Because of the COVID-19 emergency and the health orders issued by Santa Clara County and the State of California, this meeting of the Sunnyvale Planning Commission will take place by teleconference, as allowed by Government Code Subdivision 54953(e) and Resolution No. 1089-21 (reaffirmed November 1, 2022).*

#### **Public Participation**

- *Teleconference participation: You may provide audio public comment by connecting to the teleconference 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.*

### **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.A**    [22-1049](#)            Approve Planning Commission Meeting Minutes of October 24, 2022

**Recommendation:** Approve Planning Commission Meeting Minutes of October 24, 2022 as submitted.

**1.B**    [22-1048](#)            Approve the 2023 Planning Commission Annual Work Plan

**Recommendation:** Approve the 2023 Planning Commission Annual Work Plan 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. [22-1104](#) **REQUEST FOR CONTINUANCE TO A DATE UNCERTAIN**

**Proposed Project:** Adopt a Resolution for a:  
**SPECIFIC PLAN AMENDMENT** to modify Block 20 of the Downtown Specific Plan to allow additional residential units and office square footage, and associated modifications to design guidelines and development standards; and  
**GENERAL PLAN AMENDMENT** to reflect increases in Projected Build-out in the Land Use and Transportation Element (LUTE).  
**Location:** 510 and 528 S. Mathilda Avenue (APNs:209-29-060 and 061), and 562 and 568 S. Mathilda Avenue (APNs:209-29-057 and 067)  
**File #:** 2018-7585  
**Zoning:** DSP (Block 20)  
**Applicant / Owner:** Shawn Karimi, Karimi Shahriar Trustee, (applicant and owner 510 and 528 S. Mathilda Avenue, and Shawn Taheri, Sam Cloud Barn LLC (applicant and owner 562 and 568 S. Mathilda Avenue)  
**Environmental Review:** Addendum to the Downtown Specific Plan Amendments Final Environmental Impact Report for the Block 20 Area Project.  
**Project Planner:** Margaret Netto, (408) 730-1221, mnetto@sunnyvale.ca.gov

**Recommendation:** Continue the Planning Commission hearing date to a date uncertain.

- ### 3. [22-1031](#) **Proposed Project:**
- DESIGN REVIEW:** Construct a new two-story single-family home resulting in 2,528 square feet gross floor area (2,109 square feet living area and 419 square feet garage) and 45.4% Floor Area Ratio (FAR). The project also includes a new 790 square foot attached Accessory Dwelling Unit (ADU).  
**Location:** 691 Toyon Avenue (APN: 213-10-038)  
**File #:** 2022-7198  
**Zoning:** R-0  
**Applicant / Owner:** Michelle Miner Design (applicant) / Ankush and

Vibha Gupta (owners)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from CEQA provisions.

**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

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

## **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 at [sunnyvaleca.legistar.com/calendar.aspx](http://sunnyvaleca.legistar.com/calendar.aspx) 72 hours before the meeting.*

*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.*

