



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, August 11, 2025

7:00 PM

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

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
- Request language 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.A [25-0712](#)

Proposed Project: Related applications on a 0.34-acre site:

SPECIAL DEVELOPMENT PERMIT: to develop four new two-story single-family homes on a vacant site.

TENTATIVE MAP: to subdivide one lot into four lots.

Location: 838 Azure Street (APN: 211-18-030)

File #: 2022-7324

Zoning: R-2/PD (Residential Low-Medium Density/Planned Development)

Applicant / Owner: Eason Yuan (applicant) / Silicon Valley Enchant Capital LLC (owner)

Environmental Review: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Infill Development), Class 32.

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

Recommendation: Alternative 1: Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4. If approved, the project would reinstate a previously approved development and provide new homeownership opportunities. The project is consistent with the R-2/PD zoning district by providing four residential units within two-story buildings. The proposed project is consistent with the neighborhood character, and it is comparable to other small-lot subdivisions in the City. Staff finds that the overall project meets the objectives of the General Plan, Zoning District, and relevant objective design guidelines.

1.B [25-0793](#)

Proposed Project:

DESIGN REVIEW: Construct a 193 square foot addition to the first story of an existing two-story single-family home, resulting in 2,587 square feet (2,153 square feet living area and 434 square feet garage) resulting in 47% total floor area ratio (FAR).

Location: 439 Nuestra Avenue (APNs:165-07-071)

File #: PLNG-2025-0105

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Amit Avivi (applicant) / Antonio and Ana Regidor

(owners)

Environmental Review: Exempt under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner: Gabriela Ventura, (408) 730-7407,
gventura@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review based on the Recommended Findings in Attachment 3 and subject to the Recommended Conditions of Approval in Attachment 4. As noted above, staff finds that the project meets the development standards, the Single-Family Design Techniques and the proposed FAR is within the range found in the neighborhood.

1.C [25-0824](#) Approve Planning Commission Meeting Minutes of July 28, 2025

Recommendation: Approve Planning Commission Meeting Minutes of July 28, 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.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY REPORTS/ITEMS

2. [25-0825](#) 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.

