



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, November 24, 2025

5:30 PM

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

Special Meeting: Study Session - 5:30 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

5:30 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. [25-1032](#)

Proposed Project: Related applications on a 0.29-acre site:

SPECIAL DEVELOPMENT PERMIT: To allow construction of five town-home style condominium units, including requests to deviate from front setback, height, garage size, and usable open space requirements.

TENTATIVE MAP: To create five condominium units.

Location: 1001 S Wolfe Road (APN:211-16-042)

File #: PLNG-2024-0639

Zoning: R-3/PD (Medium Density Residential/Planned Development)

Applicant / Owner: Samir Sharma (applicant) / Gregory Cary (owner)

Environmental Review: Statutory exemption under AB 130

Project Planner: Shila Bagley, (408) 730-7418,
sbagley@sunnyvale.ca.gov

B. [25-1088](#)

Proposed Project: Related applications on a 20.55-acre site:

USE PERMIT: To demolish six industrial office buildings and construct 329 three-story townhomes and detached dwelling units which includes 41 Accessory Dwelling Units;

TENTATIVE TRACT MAP: to subdivide the existing two lots into 151 lots, 178 condominiums, and 53 parcels.

Location: 510-920 De Guigne Drive (APNs: 205-22-022 and 205-22-023)

File #: PLNG-2025-0230

Zoning: M-S (Industrial and Service)

General Plan: Medium Density Residential (15-24 du/ac)

Applicant / Owner: Kyle Winkler, Tidewater Capital (applicant) / TC III SPP NORTH LLC (owner)

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

Project Planner: Momo Ishijima, (408) 730-7532, mishijima@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. [25-1087](#) Approve Planning Commission Meeting Minutes of November 10, 2025

Recommendation: Approve Planning Commission Meeting Minutes of November 10, 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. [25-0965](#)

Proposed Project: Related applications on a 4.99-acre site:

DEVELOPMENT AGREEMENT (DA): Introduce an Ordinance Approving a DA between the City of Sunnyvale and BEP Moffett Park LLC.

MOFFETT PARK SITE MASTER PLAN (MPSMP): To establish horizontal site planning and vertical floor area allocations.

MOFFETT PARK SPECIAL DEVELOPMENT PERMIT (MPSDP): to demolish two existing office/R&D buildings and all site work and construct three (3) level office/R&D building over a three (3)-level above-grade podium with podium-level private roof deck.

Location: 333-385 Moffett Park Drive (APN:110-34-005)

File #: PLNG-2025-0137 (DA& MPSMP) & PLNG-2025-0072 (MPSDP)

Zoning: Moffett Park (MP-02)

Applicant: Ellis Partners

Owners: BEP Moffett Park LLC

Environmental Review: No additional review required per California Environmental Quality Act (CEQA) Guidelines Section 15183 as the environmental impacts of the project are addressed in the Moffett Park Specific Plan (MPSP) Environmental Impact Report (EIR).

Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Recommendation: Recommend to the City Council Alternative 1:

1. Approve the Development Agreement, Site Master Plan and Special Development Permit
 - a. Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report).
 - b. Recommend to City Council the Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and BEP Moffett Park LLC (Attachment 2 to the Report).
 - c. Find that the Project is consistent with the Moffett Park Specific Plan Program Environmental Impact Report and no additional environmental review is required under Section 15183 of the Guidelines to the California Environmental Quality Act (CEQA);
 - d. Approve the Moffett Park Site Master Plan (MPSMP) and Moffett Park Special Development Permit (MPSPD) based on the Recommended Findings in Attachment 4 and Recommended Conditions of Approval in Attachment 5.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

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.