



City of Sunnyvale

Notice and Agenda

Planning Commission

Tuesday, May 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
- Language access and 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. [25-0636](#)

Proposed Project: Related applications on a 0.77-acre site:

USE PERMIT: to allow construction of a replacement groundwater extraction well at approximately 800 to 1,000 feet below the ground surface, an approximately 56,000-gallon and 24-foot-tall water storage tank, chemical storage cabinets, and associated, equipment, utility and right-of-way improvements.

VARIANCE: to allow 24 feet height, where 17 feet maximum is permitted.

ENVIRONMENTAL IMPACT REPORT: Adopt a Resolution to Certify the Environmental Impact Report, adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: 800 Carlisle Way (APN: 309-12-013)

File #: 2022-7041

Zoning: R-0/S (Low Density Residential/Single Story)

Applicant & Owner: California Water Service

Environmental Review: Environmental Impact Report (State Clearinghouse #2023020080)

Project Planner: Mary Jeyapakash, (408) 730-7449,
mjeyapakash@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. [25-0633](#) Approve Planning Commission Meeting Minutes of May 12, 2025

Recommendation: Approve Planning Commission Meeting Minutes of May 12, 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. [25-0523](#)

Proposed Project: Related applications on the 0.69-acre site:

GENERAL PLAN AMENDMENT: Amend the General Plan land use designation from Low Density Residential (up to 7 du/acre) to Low-Medium Density Residential (7-14 du/acre).

REZONE: Rezone from Low Density Residential (R-0) to Low-Medium Density Residential (R-2) with a Planned Development (PD) combining district.

Location: 781 S. Wolfe Road (APN: 211-05-009)

File #: PLNG-2024-0344

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Dahlin Group (applicant) / Forrest Mozart (owner)

Environmental Review: Negative Declaration

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

Recommendation: Recommend to the City Council the following actions for the parcel at 781 S. Wolfe Road, Alternative 1:

- a. Make the Findings required by CEQA (Attachment 3 to the report) and Adopt the Negative Declaration (Attachment 8 to the report);
- b. Adopt a Resolution (Attachment 4 to the report) to Amend the General Plan Land Use Designation for the site from Low Density Residential to Low-Medium Density Residential;
- c. Make the Finding that the General Plan Amendment and Rezoning is deemed to be in the public interest (Attachment 3 to the report); and
- d. Introduce an Ordinance (Attachment 5 to the report) to Rezone the site from Low Density Residential (R-0) to Low Medium Density Residential (R-2) with a Planned Development (PD) combining district.

3. [25-0621](#)

Review Planning Program Budget and Fees for FY 2025/2026.

Recommendation: Provide comments to the City Council or make a formal recommendation to the City Council on the Recommended FY 2025/2026 budget for the Planning Program.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY REPORTS/ITEMS

4. [25-0634](#) 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音频翻译，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.