



# City of Sunnyvale

## Notice and Agenda

### Planning Commission

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Monday, January 27, 2025

6:00 PM

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

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**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 via teleconference and 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. [25-0200](#)**

**Proposed Project:** Related applications on a 5.24-acre site:

**SPECIAL DEVELOPMENT PERMIT:** to consider the redevelopment of a commercial site to an 80-unit, three-story townhouses and 162-unit, seven-story apartment development; and,

**TENTATIVE TRACT MAP:** to subdivide the existing lot into 19 lots, and create 80 condominiums.

**Location:** 777 Sunnyvale Saratoga Road (APN: 201-36-002)

**File #:** PLNG-2023-0807

**Zoning:** ECR-MU54 (El Camino Real Mixed Use)

**Applicant / Owner:** Valley Oak Partners, LLC (applicant) / Mardit Properties, LP (owner)

**Environmental Review:** No additional review required as per CEQA

Guidelines 15183 - environmental impacts of the project are addressed in the El Camino Real Specific Plan (ECRSP) 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 via teleconference and 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. [25-0208](#) Approve Planning Commission Meeting Minutes of January 13, 2025

**Recommendation:** Approve Planning Commission Meeting Minutes of January 13, 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**

### **INFORMATION ONLY REPORTS/ITEMS**

2. [25-0252](#) Planning Commission Proposed Study Issues, Calendar Year: 2026  
(Information Only)

### **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](mailto: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](http://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](mailto: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 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, Traditional

*Para acceder a la traducción durante la reunión, haga clic en el siguiente enlace:  
Seleccione su idioma y haga clic en asistir  
Use sus auriculares para escuchar el audio o leer la transcripción en el dispositivo.*

會議期間如需取得書面翻譯，點擊以下連結：  
選擇語言並點擊參加  
使用手機上的耳機聆聽音訊或閱讀裝置上的文字記錄。

**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](mailto: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.