



City of Sunnyvale

Meeting Minutes - Draft City Council

Tuesday, March 24, 2026

5:00 PM

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

Special Meeting: Closed Session - 5 PM | Regular Meeting - 7 PM

5 P.M. SPECIAL COUNCIL MEETING (Closed Session)

Call to Order

Vice Mayor Mehlinger called the meeting to order at 5:00 p.m.

Roll Call

Present: 7 - Mayor Larry Klein
Vice Mayor Richard Mehlinger
Councilmember Alysa Cisneros
Councilmember Murali Srinivasan
Councilmember Linda Sell
Councilmember Charlsie Chang
Councilmember Eileen Le

Public Comment

Public Comment opened at 5:02 p.m.

No speakers.

Public Comment closed at 5:02 p.m.

Convene to Closed Session

Council convened to Closed Session in the Council Conference Room at 5:02 p.m.

- A** [26-0401](#) Closed Session Held Pursuant to California Government Code Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property Street Address: 425 S. Mathilda Ave., APN #165-03-003.
Sunnyvale Agency Negotiators: Tim Kirby, City Manager; Ramana Chinnakotla, Interim Director of Public Works; Sherine Nafie, City Property Administrator.

Negotiating Parties: 1st National Bank of Northern California.
Under Negotiation: Price and Terms of Payment

- B** [26-0108](#) Closed Session Held Pursuant to California Government Code
Section 54957:
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Manager

Adjourn Special Meeting

Vice Mayor Mehlinger adjourned the meeting at 6:55 p.m.

7 P.M. COUNCIL MEETING

CALL TO ORDER

Mayor Klein called the meeting to order at 7:05 p.m.

SALUTE TO THE FLAG

Mayor Klein led the salute to the United States flag.

ROLL CALL

Present: 7 - Mayor Larry Klein
Vice Mayor Richard Mehlinger
Councilmember Alysa Cisneros
Councilmember Murali Srinivasan
Councilmember Linda Sell
Councilmember Charlsie Chang
Councilmember Eileen Le

CLOSED SESSION REPORT

Vice Mayor Mehlinger Closed Session Held Pursuant to California Government Code Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property Street Address: 425 S. Mathilda Ave., APN #165 03 003. Sunnyvale Agency Negotiators: Tim Kirby, City Manager; Ramana Chinnakotla, Interim Director of Public Works; Sherine Nafie, City Property Administrator. Negotiating Parties: 1st National Bank of Northern California. Under Negotiation: Price and Terms of Payment; nothing to report.

Vice Mayor Mehlinger reported that Council met in Closed Session Held Pursuant to California Government Code Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION Title: City Manager; nothing to report.

SPECIAL ORDER OF THE DAY

C [26-0272](#) Women's History Month

Mayor Klein spoke in honor of Women's History Month.

Margaret Lawson spoke in recognition of Women's History Month.

D [26-0300](#) Government Finance Professionals Week

Mayor Klein spoke in honor of Government Finance Professionals Week.

Finance Director Matt Paulin spoke in recognition of Government Finance Professionals Week.

PRESENTATION

E [26-0124](#) Pacific Gas and Electric Company (PG&E) Local Government Forum by Sergio Jimenez, Government Relations Representative, PG&E

Sergio Jimenez, Government Relations Representative, PG&E provided a presentation on PG&E services.

ORAL COMMUNICATIONS

Councilmember Srinivasan announced the Earth Month festival, Arbor Day celebrations, Board and Commission Recruitment and the Transgender Day of Visibility flag raising ceremony.

Russ Melton, Chief Executive Officer, Sunnyvale Chamber of Commerce, shared upcoming Chamber of Commerce sponsored events.

Mike Klein, Sunnyvale Rotary Club, shared the 100-year anniversary celebration of the Sunnyvale Rotary Club.

Kerry Haywood, Executive Director, Moffett Park Business Group, shared comments on the PG&E presentation and future energy needs of the Moffett Park neighborhood.

Carlene, Bay Area Cats, advocated for Sunnyvale to include funding for Bay Area Cats in next year's budget cycle.

Cortney Jansen shared their support for Bay Area Cat's mission and for Sunnyvale supporting their operations.

CONSENT CALENDAR

Public Comment opened at 8:23 p.m.

No speakers.

Public Comment closed at 8:23 p.m.

MOTION: Vice Mayor Mehlinger moved and Councilmember Srinivasan seconded the motion to approve agenda items 1.A through 1.J.

The motion carried with the following vote:

Yes: 7 - Mayor Klein
Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang
Councilmember Le

No: 0

1.A [26-0085](#) Approve City Council Meeting Minutes of February 3, 2026

Approve the City Council Meeting Minutes of February 3, 2026 as submitted.

1.B [26-0029](#) Approve City Council Meeting Minutes of February 10, 2026

Approve the City Council Meeting Minutes of February 10, 2026 as submitted.

1.C [26-0137](#) Approve City Council Meeting Minutes of February 24, 2026
(Sunnyvale Microtransit Service)

Approve the City Council Meeting Minutes of February 24, 2026 as submitted.

1.D [26-0141](#) Approve the List(s) of Claims and Bills Approved for Payment
by the City Manager

Approve the list(s) of claims and bills.

1.E [26-0373](#) Receive and file the City of Sunnyvale Investment Report for
Fourth Quarter 2025

Receive and file the City of Sunnyvale Investment Report for Fourth Quarter 2025.

- 1.F** [26-0381](#) Authorize the Execution of an Updated Agreement with Otis Elevator Company in the Amount of \$454,150 for the Repair and Modernization of the Department of Public Safety Headquarters Elevator (F26-229)

Take the following actions:

- Authorize the execution of an updated agreement with Otis Elevator Company of San Jose, in substantially the same form as Attachment 1 to the report, in the amount of \$454,150 to repair and modernize the Public Safety Headquarters elevator at 700 All American Way;
- Authorize 10% contingency in the amount of \$45,415, for a total not-to-exceed agreement amount of \$499,565;
- Authorize the City Manager to execute the updated agreement when all necessary conditions have been met; and
- Authorize the City Manager to modify any terms or conditions of the agreement and/or change the scope of work so long as the contract amount is not affected.

- 1.G** [26-0262](#) Approve the First Amendment to the On-Call Services Agreement With Spencon Construction, Inc. for Concrete Repair Services (F26-322)

Take the following actions:

- Approve the first amendment to the agreement with Spencon Construction in substantially the same form as Attachment 1 to the report to increase the contract amount by \$500,000 to a new not-to-exceed total of \$750,000;
- Authorize the City Manager to execute the amendment when all necessary conditions have been met;
- Authorize the City Manager to amend the agreement for (3) three additional years subject to budget availability; and
- Authorize the City Manager to increase compensation subject to budget availability, need, and negotiated pricing.

- 1.H** [26-0253](#) Award of Contract to Synagro-WWT, Inc. for Biosolid Disposal and Digester Cleaning (F25-512)

Take the following actions:

- Award a contract in substantially the same form as Attachment 1 to the report in the amount of \$4,000,000 to Synagro-WWT, Inc.;
- Authorize the City Manager to execute the contract when all necessary conditions

have been met; and

- Authorize the City Manager to renew the Agreement for three (3) additional one-year periods, within approved not-to-exceed budgeted amounts.

- 1.I [26-0385](#) Modify an Existing Citywide Purchase Agreement with Amazon Capital Services, Inc. for Miscellaneous Purchases, Increasing the Amount from \$250,000 to a new Not-to-Exceed Amount of \$700,000 (F26-405).

Take the following actions:

- Modify an existing Purchase Agreement with Amazon Capital Services, Inc., of Seattle, Washington, for the purchase of miscellaneous supplies, increasing the not-to-exceed amount by \$450,000 to a new not-to-exceed amount of \$700,000; and
- Authorize the City Manager to amend the Purchase Agreement amounts, subject to available budget, if pricing and service remain acceptable to the City.

- 1.J [26-0394](#) Approve the Murphy District Association's Request to Modify the Schedule of Events Approved in the 2026 Neighborhood Grant Fall Application Cycle

Approve the request to allow the Murphy Neighborhood Association to modify their calendar of events by adding Local Share - Earth Day Community Swap in April and removing the "Spooktacular" event in October.

City Council took a recess at 8:24 p.m. reconvened at 8:30 p.m. with all Councilmembers present.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [26-0359](#) Award Contract with All Additive Alternate Bid Items in the Amount of \$13,607,856.60 to Suarez & Munoz Construction, Inc. for the Lakewood Park Renovation and Enhancement Project; Make Finding of California Environmental Quality Act (CEQA) Class 1 Categorical Exemption Pursuant to CEQA Guidelines Section 15301(a); Approve Acceptance of an All-Inclusive Playground Grant; and Approve Budget Modification No. 16 to Appropriate \$1,500,000 from the County of Santa Clara (PW26-07)

Assistant City Engineer Nate Scribner provided the staff report and presentation.

Public Hearing opened at 8:55 p.m.

Cortney Jansen shared the need for improving public noticing for Lakewood Park Renovation items and provided comments on mitigating heat, the use of rubber material at the playground, and considerations regarding natural ground cover versus artificial turf.

Public Hearing closed at 8:58 p.m.

MOTION: Councilmember Le moved and Vice Mayor Mehlinger seconded the motion to approve Alternative 1 to:

- Award a contract with Additive Alternate Bid Item Nos. 1 and 2, in substantially the same form as Attachment 2 to the report, in the amount of \$13,607,856.60 to Suarez & Munoz Construction, Inc., of Hayward for the Lakewood Park Renovation and Enhancement Project;
- Make a finding of a Class 1 categorical exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a);
- Approve a 10% contingency in the amount of \$1,360,786;
- Authorize the City Manager to execute the contract when all necessary conditions have been met;
- Accept All-Inclusive Playground Grant funding from the County of Santa Clara in the amount of \$1,500,000.00;
- Authorize the City Manager to execute all documents related to the All-Inclusive Playground Grant; and
- Approve Budget Modification No. 16 in the amount of \$1,500,000.

The motion carried with the following vote:

Yes: 7 - Mayor Klein
Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang
Councilmember Le

No: 0

City Council took a recess at 9:05 p.m. returned at 9:11 p.m. with all City

Councilmembers present.

- 3** [26-0326](#) Consider Approval of First Substantial Amendment to the FY 2025/26 Housing and Urban Development (HUD) Action Plan to Terminate WorkFirst Sunnyvale Project

Housing Programs Analyst Matt Hazel provided the staff report.

Public Hearing opened at 9:15 p.m.

No speakers.

Public Hearing closed at 9:15 p.m.

MOTION: Vice Mayor Mehlinger moved and Councilmember Sell seconded the motion to approve Alternative 1: Approve the draft First Substantial Amendment to the FY 2025/26 Action Plan as shown in Attachment 3 to the report.

The motion carried with the following vote:

Yes: 7 - Mayor Klein
Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang
Councilmember Le

No: 0

- 4** [26-0378](#) Proposed Project: Appeal and City Council Call for Review of a decision of the Planning Commission approving 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; and,
VESTING TENTATIVE MAP: to subdivide the existing two lots into 151 single family lots, 23 lots with 178 condominium units, and 30 common parcels.
Location: 510 and 920 De Guigne Drive (APNs: 205-22-022 and 205-22-023)
File #: PLNG-2025-0230
Zoning: M-S (Industrial and Service)
Applicant / Owner: TC III SPP NORTH LLC (applicant) / TC III

SPP NORTH LLC (owner)

Environmental Review: Environmental impacts of the project are addressed in the Land Use and Transportation Element (LUTE) Environmental Impact Report (EIR); no additional review required per California Environmental Quality Act (CEQA) Guidelines Section 15183.

Project Planner: Momo Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Councilmember Sell recused themselves from this item due to a conflict of interest – their employer leases space in one of the buildings on the site and left the meeting at 9:17 p.m.

Community Development Director Trudi Ryan provided the staff report and presentation.

Public Hearing opened at 10:06 p.m.

Rishi Agarwal, Fanny Guo, Chen Ma and Gong Yee provided the Appellant report and presentation.

Kyle Winkler, Development Director, Tidewater, provided the Applicant report and presentation.

William Garrett shared their concerns with the lack of retail business in new residential housing projects.

May Xu, Boardmember, Vail Homeowners Association, communicated their traffic safety and parking concerns of the proposed project.

Witt Turner, Housing Action Coalition, shared their support for the proposed housing project.

Louis Mirante, Bay Area Council, voiced their support for the proposed housing project.

Kyle Winkler, Development Director, Tidewater, provided the Applicant response.

Mia Griffie provided the Appellant response.

Public Hearing closed at 10:55 p.m.

MOTION: Mayor Klein moved and Vice Mayor Mehlinger seconded the motion to approve Alternative 2: Deny the appeal and make the required findings to approve the CEQA determination that the project is consistent with the LUTE EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183, and approve the Use Permit and Vesting Tentative Map based on the recommended findings in Attachment 3 to the report and subject to modified Conditions of Approval:

- Work with City staff to evaluate tree species considerations and adding additional trees in and around the site; and
- Work with City Staff to add additional benches in and around the site.

FRIENDLY AMENDMENT: Vice Mayor Mehlinger offered a friendly amendment to add a condition of approval to work with City staff regarding the parking management of unassigned parking spaces and setting a 50% requirement of parking spaces be reserved for guest parking. Mayor Klein declined to accept the friendly amendment.

The motion carried with the following vote:

Yes: 6 - Mayor Klein
Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Srinivasan
Councilmember Chang
Councilmember Le

No: 0

Recused: 1 - Councilmember Sell

Council took a recess at 11:29 p.m.

Councilmember Sell rejoined the meeting at 11:31 p.m.

Council reconvened at 11:31 p.m. with all City Councilmembers present.

COUNCILMEMBERS REPORTS ON ACTIVITIES FROM INTERGOVERNMENTAL COMMITTEE ASSIGNMENTS

Councilmember Srinivasan reported on their attendance at the National League of Cities Congressional City Conference in Washington D.C. and the Information Technology & Communications Committee. They also reported they presented to the Valley Water Board of Directors as Chair of the Valley Water Commission.

Councilmember Chang reported on their attendance at the League of California Cities Planning Commissioners Academy.

Councilmember Sell reported on their attendance at the National League of Cities Congressional City Conference in Washington D.C.

Vice Mayor Mehlinger reported on their attendance at a Bay Area Water Supply & Conservation Agency (BAWSCA) board meeting. They also reported attending the rededication of Hanger 1 at Moffett Federal Airfield.

Councilmember Cisneros reported on their attendance at the Cities Association of Santa Clara County Legislative Action Committee and the rededication of Hanger One at Moffett Federal Airfield.

Mayor Klein reported on attending the Civic I/O Mayors' Summit at SXSW (South by Southwest).

NON-AGENDA ITEMS AND COMMENTS

-Council

Councilmember Cisneros shared Assemblymember Dawn Addis introduced AB 2134 – to guaranteed parental leave rights to California Councilmembers and was invited to give testimony in committee about their personal experiences.

-City Manager

None.

INFORMATION ONLY REPORTS/ITEMS

[26-0128](#) Tentative Council Meeting Agenda Calendar

[26-0129](#) Board/Commission Meeting Minutes

[26-0420](#) Council Advocacy Letters

ADJOURNMENT

Mayor Klein adjourned the meeting at 11:42 p.m.