

Environmental Review: Statutory exemption under AB 130

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

B. [26-0304](#)

Proposed Project: Related applications on two sites totaling 1.2 acres:

SPECIAL DEVELOPMENT PERMIT: to demolish the existing 2,600 square foot restaurant building and construct 29 townhome style condominiums and one live-work unit within five three story buildings.

TENTATIVE MAP: to merge two parcels into one lot and create 30 condominium units.

Location: 1313 South Wolfe Road (APN: 309-10-026 and 309-10-027)

File #: PLNG-2025-0493

Zoning: Medium Density Residential with a Mixed-Use Combining District (R-3/MU) and Medium Density Residential with a Planned Development Combining District (R-3/PD)

Applicant / Owner: 4Terra Investments (applicant)/Desmond Family Real Estate Limited Partners (Owner)

Environmental Review: Addendum to Mitigated Negative Declaration

Project Planner: Mary Jeyaprakash, (408) 730-7449,
mjeyaprakash@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 7:41 PM.

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

- Present:** 6 - Chair Nathan Iglesias
Vice Chair Neela Shukla
Commissioner Chris Figone
Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Ilan Sigura
- Absent:** 1 - Commissioner Galen Kim Davis

Commissioner Davis' absence is excused.

ORAL COMMUNICATIONS

Cyrus, Sunnyvale resident, proposed that neighborhood outreach should be done by means of door-to-door interactions rather than by mailing flyers since he believes this approach will reach a wider audience. He also stated that signage for proposed projects should more clearly specify what the project will entail.

Commissioner Pyne asked staff when the proposed project at 1313 South Wolfe Road will be considered at a Planning Commission public hearing. Planning Officer Shaunn Mendrin answered that a public hearing meeting date has not yet been determined.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Pyne moved, and Vice Chair Shukla seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Shukla
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Davis

1. [26-0308](#) Approve Planning Commission Meeting Minutes of January 26, 2026
Approve Planning Commission Meeting Minutes of January 26, 2026, as submitted.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Chair Iglesias stated that the Planning Commission should clearly outline its capabilities and limitations at the start of each study session to set expectations, avoid misunderstandings, and build public trust. He added that meeting rules should support rather than inhibit a productive discussion.

-Staff Comments

None.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 7:51 PM.