



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, March 23, 2026

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

6 P.M. SPECIAL PLANNING COMMISSION MEETING (Study Session)

Call to Order

Vice Chair Shukla called the meeting to order at 6 PM.

Roll Call

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

Absent: 1 - Chair Nathan Iglesias

Study Session

- A.** [26-0363](#) **Proposed Project:** Draft Lower Density Residential Objective Design Standards that will update and replace the existing Single-Family Home Design Techniques (City Council Study Issue CDD 20-01 and Strategic Goal Project ID HO-25)
Location: Citywide
File #: PLNG-2024-0517
Environmental Review: The action is exempt pursuant to Public Resources Code Section 21080.17 and California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and 15268.
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Vice Chair Shukla called the meeting to order at 7 PM.

SALUTE TO THE FLAG

Vice Chair Shukla led the salute to the flag.

ROLL CALL

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

Chair Iglesias' absence is excused.

ORAL COMMUNICATIONS

Vice Chair Shukla shared details on the City's Transgender Day of Visibility Flag Raising Ceremony and the recruitment process for openings on the City's boards and commissions.

There were no public speakers for this agenda item.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Davis moved, and Commissioner Sigura seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Chair Iglesias

1. [26-0398](#) Approve Planning Commission Meeting Minutes of March 9, 2026
Approve Planning Commission Meeting Minutes of March 9, 2026, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [26-0356](#) **Proposed Project:**
SPECIAL DEVELOPMENT PERMIT: to demolish an existing 19,512 square foot industrial building and construct a 172-unit multi-family housing development (170 affordable units plus two managers' units) within a seven-story building (five levels of housing on top of two levels of podium parking).
Location: 1171 Sonora Court (APN: 205-50-024)
File #: PLNG-2024-0003
Zoning: MXD-1 (Flexible Mixed Use I)
Applicant / Owner: MP Sonora Court Associates, L.P. (applicant) / City of Sunnyvale (owner)
Environmental Review: The project is within the scope of the Lawrence Station Area Plan (LSAP) and the LSAP Program EIR (State Clearinghouse No. 2013082030) and 2021 Lawrence Station Area Plan Update/Intuitive Surgical Corporate Campus Project Subsequent Environmental Impact Report (SEIR - State Clearinghouse No. 2019012022). Pursuant to CEQA Guidelines Section 15168, no additional CEQA review and documentation is required.
Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Senior Planner Margaret Netto presented the staff report with a slide presentation.

Commissioner Serrone spoke in support of the proposed fully affordable housing project and acknowledged the applicant's choice to utilize the State Density Bonus Law to increase the proposed density, request only two waivers, and ask for concessions that are for primarily cosmetic purposes.

Commissioner Serrone confirmed with Principal Planner Noren Caliva-Lepe that although the City owns the land on which the proposed project will be built, the proposed project is subject to the same state laws and procedural requirements that any other residential project would be subject to.

At Commissioner Serrone's request, Senior Planner Netto explained how the project's parking supply and mobility measures are intended to maintain equitable

access to employment, education, and essential services.

Commissioner Davis received clarification from Principal Planner Caliva-Lepe regarding the distinction between Alternatives 1 and 2. Principal Planner Caliva-Lepe stated that staff are recommending the approval of Alternative 2.

Commissioner Davis, Senior Planner Netto, and Principal Planner Caliva- Lepe discussed the City parking requirements that would apply if the proposed project did not utilize the benefits of State housing laws.

Commissioner Pyne confirmed with Senior Planner Netto that if the State Density Bonus law did not apply, the maximum density permitted for the proposed project site would be 70 dwelling units per acre. She added that the proposed density is 132 dwelling units per acre.

Jennifer Liu (Senior Project Manager at MidPen Housing Corporation) and Howai Lai (Architect at Studio T-Square) presented additional information on the proposed project.

At Commissioner Davis' request, Mr. Lai explained how the proposed project was able to achieve the proposed density with only two waivers and four concessions.

Commissioner Serrone praised aspects of the proposed project, including its fully affordable housing units and proximity to the Caltrain station.

Commissioner Serrone and Ms. Liu discussed the proposed number of parking spaces for the proposed project and the impact this may have on potential residents.

Commissioner Serrone confirmed with Ms. Liu that surrounding schools have indicated that they will offer bus services to residents of the proposed development. Ms. Liu added that consideration will also be given to on-demand shuttle services to be offered by the City.

Commissioner Serrone asked whether a mechanical parking system was considered to increase the proposed project's parking capacity. Ms. Liu responded that this system was not considered because they are thought to be a safety risk for children.

At Commissioner Serrone's request, Ms. Liu elaborated on the no-vehicle preference and how this will be verified.

Commissioner Serrone confirmed with Ms. Liu that Americans with Disabilities Act (ADA) parking spaces will be available on a first come, first served basis and that the number of ADA parking spaces will be reevaluated if ever there is a need for more. Mollie Naber (Vice President of Housing Development at MidPen Housing Corporation) added that beyond the number of ADA parking spaces that will be available, there will be a reasonable accommodation process in place to ensure parking needs are met.

Commissioner Serrone and Ms. Liu discussed how candidates who live or work in the City or are unhoused will be prioritized.

Commissioner Figone confirmed with Ms. Liu that the proposed bicycle storage on the ground floor podium will accommodate electric bicycles and be equipped with a fire sprinkler and floor drains.

Commissioner Figone asked about the process for converting the proposed housing units to market rate units. Ms. Liu responded that MidPen does not intend for the proposed units to ever be market rate units and that a lease will be signed with the City with long-term requirements of affordability for the proposed units.

Commissioner Pyne asked about plans for pedestrian safety enhancements along Sonora Court. Principal Planner Caliva- Lepe responded that five of the eleven parcels on Sonora Court have projects that have been developed, are pending, or are approved, and sidewalks on those parcels will be redeveloped.

Vice Chair Shukla commended the proposed project for including fully affordable housing units and incorporating feedback from Commissioners.

At Vice Chair Shukla's request, Mr. Lai provided details on the proposed project's trash chutes and how trash will be collected on the ground floor.

Vice Chair Shukla noted that the applicant's presentation showcases a lobby next to the elevator or stairs, but the proposed project's plans do not include this feature.

Vice Chair Shukla opened the Public Hearing.

Oscar Mazariegos, representing Nor Cal Carpenters Local Union 405, urged the Planning Commission to prioritize responsible contractors as part of the proposed project's approval and explained why.

Ms. Liu provided closing comments.

Vice Chair Shukla closed the Public Hearing.

Commissioner Pyne confirmed with Planning Officer Shaunn Mendrin that since a lease agreement between Midpen Housing Corporation and the City has already been established, the City Council may initiate its renegotiation to include a project labor agreement.

MOTION: Commissioner Davis moved, and Commissioner Pyne seconded the motion to approve Alternative 2 - Make the findings required to approve the CEQA determination that the project is consistent with the Lawrence Station Area Plan (LSAP) and the LSAP Program EIR and 2021 LSAP Update/Intuitive Surgical Corporate Campus Project Subsequent EIR and no additional environmental review is required as described in the Final Environmental Checklist in Attachment 5, and approve the Special Development Permit based on the findings in Attachment 3, and the conditions of approval in Attachment 4 with a modification to remove the Public Access Area provision under Recommended Condition of Approval EP-33 as recommended by staff.

Commissioner Davis spoke in support of the proposed project, commended its architectural design and inclusion of all affordable housing units, and confirmed his support for the motion.

Commissioner Pyne stated that the proposed project meets all applicable requirements, utilizes the State Density Bonus Law to increase the proposed density, is walkable to nearby grocery stores, and preserves existing redwood trees. He also noted that while traffic and school shuttle concerns are valid, it is not the applicant's responsibility to resolve them. He expressed his overall support for the motion.

Commissioner Serrone commended the proposed housing project for its design, for being fully affordable, and for meeting applicable requirements. He also recognized the applicant's efforts to address transportation needs that may arise. He voiced his support for the proposed project.

Vice Chair Shukla stated that she is in support of the proposed fully affordable housing project and its design. She also noted that there will be more parking spaces than is required.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Chair Iglesias

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, April 7, 2026.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn Mendrin announced that on March 24, 2026, the City Council will consider the appeal of a Planning Commission decision to approve the proposed project at 510 and 920 De Guigne Drive.

Planning Officer Mendrin informed the Planning Commission that on April 7, 2026, the City Council will consider the continuance of the proposed project at 800 Carlisle Way to May 5, 2026.

ADJOURNMENT

Vice Chair Shukla adjourned the meeting at 8:26 PM.