



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, June 24, 2024

7:00 PM

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

No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Pyne called the meeting to order at 7:04 PM.

SALUTE TO THE FLAG

Chair Pyne led the salute to the flag.

ROLL CALL

Present: 7 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner Galen Kim Davis
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla

PRESENTATION

1. [24-0749](#) PRESENTATION - Recognition of Service

City of Sunnyvale Mayor Larry Klein gave a recognition of service presentation for Commissioner Howe and Commissioner Howard who each served two terms on the Planning Commission.

Commissioner Howe and Commissioner Howard stated their appreciation for Mayor Klein, their families, and their fellow Planning Commissioners.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Vice Chair Iglesias moved and Commissioner Howard seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 5 - Chair Pyne
Vice Chair Iglesias
Commissioner Howard
Commissioner Serrone
Commissioner Shukla

No: 0

Abstained: 2 - Commissioner Davis
Commissioner Howe

2. [24-0748](#) Approve Planning Commission Meeting Minutes of June 10, 2024

Approve Planning Commission Meeting Minutes of June 10, 2024 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

3. [24-0735](#) Proposed Study Issue for 2025: Identify Opportunities for Allowing Neighborhood-Serving Commercial Uses in Residential Zoning Districts

Principal Planner George Schroeder provided an oral presentation on the proposed study issue.

Commissioner Howard presented additional information on the proposed study issue.

Vice Chair Iglesias expressed his support of the proposed study issue.

At Vice Chair Iglesias' request, Principal Planner Schroeder explained that the proposed study issue will explore the types of commercial uses that may be permitted in residential zoning districts, the performance standards that they will be

subject to, and the process by which they will be approved.

Commissioner Serrone spoke in support of the proposed study issue and asked whether the commercial uses include those that are not home-based such as food trucks or pop-up retail. Principal Planner Schroeder stated that such uses may be explored as part of the proposed study issue at the direction of the Planning Commission. Principal Planner Schroeder added that this language may also be included once the Planning Commission reviews the study issue paper for the proposed study issue.

Commissioner Shukla confirmed her support of the proposed study issue and suggested relevant ideas that may be explored.

Commissioner Davis stated that he is in support of the proposed study issue and noted that accessible services improve quality of life.

Chair Pyne voiced his support of the proposed study issue, acknowledged that it would consider applicable regulations for commercial uses, and emphasized the convenience of living near service-based businesses.

Chair Pyne opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Pyne closed the Public Hearing.

MOTION: Commissioner Howard moved and Vice Chair Iglesias seconded the motion to sponsor the study issue to identify opportunities for allowing neighborhood-serving commercial uses in residential zoning districts.

Chair Pyne acknowledged that the Planning Commission may discuss the scope for the proposed study issue in greater detail at a later time since the scope will dictate which commercial uses may or may not be permitted in residential zoning districts.

The motion carried by the following vote:

Yes: 7 - Chair Pyne
Vice Chair Iglesias
Commissioner Davis
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla

No: 0

4. [24-0736](#) Proposed Study Issue for 2025: Allow Commercial Marijuana Activities in Certain Zoning Districts

Principal Planner George Schroeder provided an oral presentation on the proposed study issue.

Commissioner Howard presented additional information on the proposed study issue.

Commissioner Serrone spoke in overall support of the proposed study issue and explained why. In response to public safety concerns associated with commercial marijuana activities, Commissioner Serrone noted that such businesses are generally targeted and do not necessarily generate crimes.

Commissioner Shukla confirmed her support of the proposed study issue and spoke in agreement with comments made by Commissioner Howard and Commissioner Serrone.

Commissioner Davis questioned the whether the scope of the proposed study issue includes marijuana growth for personal consumption. Principal Planner Schroeder answered that the proposed study issue will explore commercial marijuana activities and outdoor cultivation of marijuana and the types of zoning districts that could support these activities. He added that the scope of the proposed study issue may be expanded at the Planning Commission's discretion.

At Commissioner Davis' request, Principal Planner Schroeder explained the types of taxes that apply in the sale of marijuana.

Vice Chair Iglesias voiced his support of the proposed study issue and explained why.

Chair Pyne opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Pyne closed the Public Hearing.

MOTION: Commissioner Davis moved and Commissioner Howard seconded the motion to sponsor the study issue to allow commercial marijuana activities in certain zoning districts.

Commissioner Davis stated that the proposed study issue will explore whether commercial marijuana activities are supported by any of City's zoning districts. He added that the Commission may review the results of the study to determine whether to move forward with the study issue if it is sponsored.

Chair Pyne expressed his support of the motion. He stated that he is sympathetic to public safety concerns regarding commercial marijuana activities, and he is interested in whether cities that permit such activities have reduced their public safety resources in recent times.

The motion carried by the following vote:

Yes: 7 - Chair Pyne
Vice Chair Iglesias
Commissioner Davis
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla

No: 0

INFORMATION ONLY REPORTS/ITEMS

None.

5. [24-0750](#) Planning Commission Proposed Study Issues, Calendar Year: 2025
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Vice Chair Iglesias acknowledged the years that Commissioner Howe generously devoted to the City. He also cited Commissioner Howard as the reason he is on the Commission today and highlighted the way he served as Chair of the Planning Commission.

Commissioner Davis noted that Commissioner Howe and Commissioner Howard served the City in a distinguished, respectable, and honorable way. He added that the City was lucky to have them both and that he appreciated serving on the Commission with them.

Commissioner Serrone stated that there is no substitute for Commissioner Howe's years of experience and historical knowledge of the City. He also recognized Commissioner Howard's contributions to the community and for serving as Chair of the Planning Commission for some time.

Commissioner Shukla commended Commissioner Howe for his meaningful input on matters and his advocacy of issues and members of the public. She also recognized Commissioner Howard for his courage and ability to highlight areas within the City that need improvement.

Chair Pyne spoke of Commissioner Howe's dedication to procedural fairness and noted that his depth of knowledge will be missed. He also expressed his gratitude for the example that Commissioner Howard set as Chair of the Planning Commission in previous years.

Commissioner Howe thanked his fellow Planning Commissioners for their kind words. He stated that he enjoyed learning from them and recognized the harmonious way they were able to collaborate.

Commissioner Howard thanked his fellow Planning Commissioners and noted that the Commission is in good hands.

-Staff Comments

Planning Officer Shaunn Mendrin announced that the City Council will consider an update to the Climate Action Playbook at the June 25, 2024, meeting.

Planning Officer Mendrin informed Commissioners of the Council Subcommittee on Boards and Commissions meeting that will take place on the morning of June 26, 2024.

Planning Officer Mendrin stated that the Planning Commission will select new seats and a new Chair and Vice Chair at their meeting on July 22, 2024.

Planning Officer Mendrin thanked Commissioner Howe and Commissioner Howard for their service on the Planning Commission. He also shared that he is looking forward to having new Commissioners join the Planning Commission soon.

ADJOURNMENT

Chair Pyne adjourned the meeting at 8:08 PM.