



# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

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Monday, April 13, 2026

7:00 PM

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

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**No Study Session | Public Hearing - 7:00 PM**

### **NO STUDY SESSION**

### **7 P.M. PLANNING COMMISSION MEETING**

### **CALL TO ORDER**

Vice Chair Shukla called the meeting to order at 7:00 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 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 Pyne moved, and Commissioner Davis 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. [26-0436](#) Approve Planning Commission Meeting Minutes of March 23, 2026  
Approve Planning Commission Meeting Minutes of March 23, 2026, as submitted.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

2. [26-0159](#) Introduce an Ordinance Amending Chapter 19.71 of the Sunnyvale Municipal Code Relating to the Residential Tenant Protections Program

Housing Specialist II Ryan Dyson presented the staff report with a slide presentation.

Commissioner Davis asked about how the term “trust” is defined. Housing Specialist II Dyson answered that the actual definition will be looked into.

Commissioner Davis confirmed with Housing Specialist II Dyson that Project Sentinel mediates cases involving no-fault just cause evictions and that there were no cases reported within the last fiscal year. Housing Specialist II Dyson added that the City receives 20 to 30 calls regarding this topic annually, and there is no data on cases that were handled without the help of Project Sentinel.

At Commissioner Figone’s request, Housing Specialist II Dyson explained that the City Council directed staff to study extending the relocation assistance for tenants to three months.

Commissioner Figone shared his concerns about how increasing relocation assistance may result in an increase in the cost of rent. Housing Specialist II Dyson

stated that increasing relocation assistance is intended to secure housing for those subject to a no-fault just cause eviction.

Commissioner Pyne confirmed with Housing Specialist II Dyson that the City does not have any empirical evidence to show that an increase in tenant protections in other jurisdictions led to an increase in the cost of rent.

Commissioner Pyne and Housing Specialist II Dyson discussed how long it may take to study additional tenant protections for “Day 1” just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

Commissioner Serrone confirmed with Housing Specialist II Dyson that there are requirements to make information on tenant relocation assistance publicly available and accessible.

Commissioner Serrone asked whether the proposed amendment would make it difficult for landlords to evict tenants for bad behavior. Housing Specialist II Dyson responded that the proposed amendment incorporates Assembly Bill (AB) 1482 and focuses on relocation assistance rather than the technical aspect of evictions.

Commissioner Serrone and Housing Specialist II Dyson discussed how consideration is being given to study additional tenant protections for “Day 1” just cause evictions and require fair market rent for relocation assistance.

Housing Specialist II Dyson reiterated that Project Sentinel mediates cases involving no-fault just cause evictions and that there were no cases reported within the last fiscal year. He added that the City receives calls regarding this topic and there may be instances where these cases are handled without the help of Project Sentinel.

Commissioner Serrone asked whether tenant protections are still required in the event a landlord relocates a tenant to another unit within the same complex. Housing Specialist II Dyson answered that this will be looked into.

Commissioner Serrone received clarification from Housing Specialist II Dyson that the ordinance defines relocation assistance and that a waiver of rent equivalent to three months is not included in this definition.

Commissioner Sigura confirmed with Housing Specialist II Dyson that the surveys conducted did not include questions about the respondent's age.

Commissioner Sigura asked whether there are protections in place for landlords falsely accused of not paying relocation assistance. Housing Specialist II Dyson answered that while he is not aware of any such cases, the ordinance outlines requirements that apply to both landlords and tenants.

At Vice Chair Shukla's request, Housing Specialist II Dyson explained that the study of additional tenant protections for "Day 1" just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance was inadvertently excluded from previous studies and outreach conducted. He added that the City Council has asked staff to seek guidance on whether to pursue this study now.

Vice Chair Shukla confirmed with Housing Specialist II Dyson that the surveys gathered information on the types of rental properties that landlords manage. He provided a summary of the survey results for this topic.

Vice Chair Shukla opened the Public Hearing.

Ruel Parent, Sunnyvale resident, shared his experience as a landlord and the impacts that the proposed ordinance amendment may have on him.

Anil Babbar, speaking on behalf of the California Apartment Association, advocated for the denial of the proposed recommendation, requested that Chapter 19.71 be upheld without any changes, and explained why.

Agnes Veith, Livable Sunnyvale member speaking on her own behalf, urged the Planning Commission to approve the proposed recommendation and explained why.

Vice Chair Shukla closed the Public Hearing.

Housing Specialist II Dyson provided information on the types of trusts that are exempt from the proposed ordinance.

Commissioner Davis proposed ways to encourage more public engagement during outreach.

Commissioner Davis shared his thoughts on AB 1482 and how it will apply to no fault, just cause evictions.

Commissioner Serrone stated that despite the lack of data available, he is supportive of increasing relocation assistance required during no fault, just cause evictions to three months and explained why.

Commissioner Serrone noted that it would be best to include information on tenant relocation assistance with the eviction notice. Housing Specialist II Dyson answered that this practice is already in place.

Vice Chair Shukla stated that she believes additional data is needed before a decision can be made regarding the proposed ordinance.

Commissioner Sigura, Housing Specialist II Dyson, and Senior Assistant City Attorney Sandra Lee discussed the reasons why three months of relocation assistance is required for no fault, just cause evictions. Commissioner Sigura expressed his concerns that this requirement is unfair to landlords and added that additional data is needed to support the need for this requirement.

Commissioner Figone agreed that to make a more informed decision, additional data is needed. He also cautioned against imposing too many restrictions on landlords.

**MOTION:** Commissioner Pyne moved, and Commissioner Davis seconded the motion to recommend Alternatives 1 and 3 to the City Council:

Alternative 1: Introduce an Ordinance (Attachment 4) amending SMC Chapter 19.71 Residential Tenant Protections Program to increase relocation assistance required during no fault, just cause evictions to three months.

Alternative 3: Direct staff to study additional tenant protections for “Day 1” just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

Commissioner Pyne spoke in favor of relocation assistance to prevent homelessness and lower homelessness outcomes. He also suggested that staff prepare to explain to the City Council why the study of additional tenant protections for “Day 1” just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance was inadvertently excluded from previous studies and outreach conducted. Commissioner Pyne urged the Planning

Commissioners to vote in support of the motion.

Commissioner Davis offered his understanding of the available data and explained why it is enough to make an informed decision in favor of the motion. He shared his hope that other Planning Commissioners may support the motion as well.

Commissioner Serrone confirmed his support for the motion and stated that increasing relocation assistance to three months is a way to scale the amount of relocation expenses. He added that this increase does not add complexity to the existing ordinance.

Commissioner Sigura stated that he is still uncertain about voting in favor of the motion since the data available is not enough for him.

Commissioner Figone stated that he is not in support of the motion since increasing relocation assistance may result in confusion among tenants.

Vice Chair Shukla shared that she would be in support of the motion if developments with fewer rental units were exempt from providing relocation assistance.

Commissioner Davis confirmed with Housing Specialist II Dyson that the exemptions under AB 1482 apply based on the characteristics of a property rather than the number of properties a landlord owns.

Vice Chair Shukla confirmed with Senior Assistant City Attorney Lee that a majority vote on the motion is required to move the item forward to City Council.

Vice Chair Shukla spoke of amending the motion to specify additional exemptions from the proposed ordinance. Commissioner Pyne responded that while he prefers to vote only on the Alternatives recommended by staff, Vice Chair Shukla may make a motion to formally amend the motion he made.

Vice Chair Shukla explained why she believes it is necessary to amend the motion to specify that developments with fewer than 10 rental units would be exempt from the proposed ordinance.

Senior Assistant City Attorney Lee advised the Planning Commissioners that the motion to amend the main motion must be voted on before the main motion as

amended may be voted on.

FORMAL AMENDMENT: Vice Chair Shukla moved, and Commissioner Sigura seconded the motion to specify that developments with 10 or more rental units would also be subject to the proposed ordinance.

Vice Chair Shukla elaborated on why she is supportive of amending the main motion.

Commissioner Sigura confirmed that he is in support of amending the main motion.

Commissioner Davis stated that he is not in favor of amending the main motion and explained why.

Commissioner Pyne stated that he is not in support of amending the main motion since doing so would add unnecessary complexity to the implementation of the proposed ordinance.

Commissioner Serrone agreed that he will not vote in support of amending the main motion.

The motion to amend failed with the following vote:

**Yes:** 2 - Vice Chair Shukla  
Commissioner Sigura

**No:** 4 - Commissioner Davis  
Commissioner Figone  
Commissioner Pyne  
Commissioner Serrone

**Absent:** 1 - Chair Iglesias

Senior Assistant City Attorney Lee explained that in the event the vote is tied or lacks the majority required to recommend approval or denial and cannot be resolved by subsequent motions, the vote shall be deemed a recommendation for denial.

The Commissioners agreed by general consent to separate the motion into two parts for the purpose of voting.

MOTION PART 1, Alternative 1: Introduce an Ordinance (Attachment 4) amending SMC Chapter 19.71 Residential Tenant Protections Program to increase relocation

assistance required during no fault, just cause evictions to three months.

The motion part 1 failed with the following vote:

**Yes:** 3 - Commissioner Davis  
Commissioner Pyne  
Commissioner Serrone

**No:** 2 - Vice Chair Shukla  
Commissioner Sigura

**Absent:** 1 - Chair Iglesias

**Abstained:** 1 - Commissioner Figone

MOTION PART 2, Alternative 3: Direct staff to study additional tenant protections for “Day 1” just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

The motion part 2 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 recommendation will be forwarded to the City Council for consideration at the May 5, 2026, meeting.

3. [26-0354](#) Introduce an Ordinance of the City of Sunnyvale amending Chapter 19.96 (Heritage Preservation) of Title 19 (Zoning) of the Sunnyvale Municipal Code temporarily excluding the Murphy Station Heritage Landmark District located at the 100 block of South Murphy Avenue and surrounding parcels that make up the Heritage Landmark District, a historic resource on the local historic register, from applicability of SB 79 provisions, and amending the Zoning Map to add a note indicating this exclusion. (File No. PLNG-2026-0118)

Assistant Director of Community Development Andy Miner presented the staff

report.

Commissioner Serrone confirmed with Assistant Director of Community Development Miner that there is a long-term commitment to maintaining the Murphy Station Heritage Landmark Historic District as a historic district. Senior Assistant City Attorney Sandra Lee added that as part of the next housing element, the City could adopt an alternative transit-oriented development (TOD) plan that would include the proposed temporary exclusion of the Murphy Station Heritage Landmark District from the applicability of Senate Bill (SB) 79 provisions.

Commissioner Serrone and Assistant Director of Community Development Miner discussed impacts that SB 79 would have on other parts of the City, including the Moffett Park Specific Plan area.

At Commissioner Serrone's request, Senior Assistant City Attorney Lee explained the process by which the proposed ordinance will be submitted to Housing and Community Development (HCD) for approval.

Commissioner Sigura confirmed with Assistant Director of Community Development Miner that ownership of restaurants on Murphy Avenue will remain unchanged.

Vice Chair Shukla confirmed with Assistant Director of Community Development Miner that the parking lot behind Murphy Avenue is owned by the City, and this ownership will remain unchanged. Assistant Director of Community Development Miner explained that since this parking lot is not included in the historic district, and since it may not be added to the historic district, it does not need to be considered for exemption from the applicability of SB 79 provisions.

Vice Chair Shukla opened the Public Hearing.

Triana Crighton, Land Use and Development Review Department planner with Santa Clara Valley Transportation Authority (VTA), shared that VTA will remain involved in the implementation of SB 79.

Gabriel, Sunnyvale resident, spoke in opposition to the proposed ordinance amendment and shared his concerns that it may postpone the development of urgently needed housing.

Vice Chair Shukla closed the Public Hearing.

MOTION: Commissioner Pyne moved, and Commissioner Davis seconded the motion to recommend Alternative 1 to the City Council: Introduce an ordinance of the City of Sunnyvale (Attachment 5 to this report) amending Chapter 19.96 (Heritage Preservation) of Title 19 (Zoning) of the Sunnyvale Municipal Code temporarily excluding the Murphy Station Heritage Landmark District located at the 100 block of South Murphy Avenue and surrounding parcels that make up the Heritage Landmark District, a historic resource on the local historic register, from applicability of SB 79 provisions, and amending the Zoning Map to add a note indicating this exclusion.

Commissioner Pyne shared that compensatory upzoning elsewhere in the City may be considered when the Planning Commission reviews SB 79 more broadly later. He also proposed increasing the frequency of VTA 55 and 56 bus routes.

Commissioner Davis spoke in overall support of the motion.

Commissioner Serrone shared his opinion on SB 79 and stated that he is in support of the motion.

Commissioner Sigura expressed his support for the motion and for maintaining the character of the Murphy Station Heritage Landmark District.

Commissioner Figone spoke in agreement with Commissioners Sigura's comments and confirmed his support for the motion.

Vice Chair Shukla stated that she is supportive of the motion and of preserving the Murphy Station Heritage Landmark District.

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 recommendation will be forwarded to the City Council for consideration at the May 5, 2026, meeting.

### **NON-AGENDA ITEMS AND COMMENTS**

#### **-Commissioner Comments**

Commissioner Pyne suggested that any language referencing study issues in the Chair and Vice Chair script should be removed.

Commissioner Pyne confirmed that the public hearing items considered by the Planning Commission this evening will be considered by the City Council at the May 5, 2026, meeting.

Commissioner Davis confirmed with Planning Officer Shaunn Mendrin that City Council denied the appeal of the proposed planning project at 510 and 920 De Guigne Drive.

#### **-Staff Comments**

None.

### **ADJOURNMENT**

Vice Chair Shukla adjourned the meeting at 9:55 PM.