



# City of Sunnyvale

## Meeting Minutes - Draft Heritage Preservation Commission

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Wednesday, October 1, 2025

7:00 PM

Online and Redwood Conference Room,  
City Hall, 456 W. Olive Ave., Sunnyvale,  
CA 94086

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### Public Participation

#### **7 P.M. HERITAGE PRESERVATION COMMISSION MEETING**

#### **CALL TO ORDER**

Chair Garrett called the meeting to order at 7:03 p.m.

#### **SALUTE TO THE FLAG**

Chair Garrett led the salute to the flag.

#### **ROLL CALL**

Staff noted that Commissioner Rajkumar provided prior notification of her planned absence.

**Present:** 6 - Chair William Garrett  
Vice Chair Pamela Sharma  
Commissioner Sue-Ellen Johnson  
Commissioner Charles McManis  
Commissioner Parthiv Rawal  
Commissioner Aaron Sofaer  
**Absent:** 1 - Commissioner Ashmita Rajkumar

#### **ORAL COMMUNICATIONS**

#### **CONSENT CALENDAR**

#### **MOTION:**

Commissioner McManis moved and Commissioner Sofaer seconded to approve the Consent Calendar which included the Draft Heritage Preservation Commission Meeting Minutes of August 6, 2025, as submitted.

The motion passed with the following vote:

**Yes:** 6 - Chair Garrett  
Vice Chair Sharma  
Commissioner Johnson  
Commissioner McManis  
Commissioner Rawal  
Commissioner Sofaer

**No:** 0

**Absent:** 1 - Commissioner Rajkumar

1. 25-0978 Approve the Draft Heritage Preservation Commission Meeting Minutes of August 6, 2025

Approved on the Consent Calendar.

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

2. 25-0925 **Proposed Project:**  
**LANDMARK ALTERATION PERMIT:** to allow exterior modifications to the front and rear facades and screening for rooftop equipment for a new restaurant (Zareen's).  
**Location:** 135 South Murphy Avenue (APN: 209-06-005)  
**File #:** PLNG-2025-0466  
**Zoning:** DSP-2 (Downtown Specific Plan Block 2)  
**Applicant / Owner:** Sa'id Eghbal (applicant) / Zareen Khan (owner)  
**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.  
**Project Planner:** Momo Ishijima, 408-730-753, [mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)

Senior Planner Momoko Ishijima presented the proposal with a slide show presentation.

Zareen Khan, Owner, presented her proposal with a slide show presentation.

Commissioner Sharma asked if the structure will be reinforced for earthquake safety and Ms. Ishijima noted that the interior improvements have building permits.

Commissioner Sofaer asked if the rear patio is going to remain as a courtyard and Ms. Khan said yes.

Commissioner Rawal asked regarding the noise from the HVAC system on the roof and if she is planning to keep the landscaping in the rear. Ms. Khan responded that

the HVAC was existing and the other proposed equipment have been permitted and that she is planning to keep the landscaping in the rear patio.

Commissioner Johnson asked if the new facade will support the architectural design of Historic Murphy Avenue and Ms. Khan responded that their goal is to retain the Old World European design.

Commissioner McManis asked if the motif or vibe will support the design of Historic Murphy Avenue and Ms. Khan noted that the historical consultant she brought aboard designed the outside architecture to be compliant with the Murphy Avenue Design Guidelines.

Ms. Khan noted that their focus to bring young professionals who live downtown patronize the restaurant.

Chair Garrett opened the public hearing.

Chair Garrett closed the public hearing.

Commissioner Sharma asked staff of the timeline of when the business would open and MS. Ishijima deferred the question to Ms. Khan, which she stated they hope to open by the end of this year.

#### MOTION:

Commissioner McManis moved and Commissioner Sharma seconded Alternative 1: Approve the Landmark Alteration Permit with recommended Findings in Attachment 3 and recommended Conditions in Attachment 4.

The motioned carried by the following vote:

**Yes:** 6 - Chair Garrett  
Vice Chair Sharma  
Commissioner Johnson  
Commissioner McManis  
Commissioner Rawal  
Commissioner Sofaer

**No:** 0

**Absent:** 1 - Commissioner Rajkumar

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

None.

**NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments****-Staff Comments**

Ms. Ishijima noted that the November meeting will include a presentation regarding the Historical Context Statement Update related to include the contributions of the Asian community and other minorities, in which they will ask this commission for input and feedback of areas that should be studied.

Ms. Ishijima noted that she will have the final report of Technological Innovations Study Issue. Commissioner Johnson asked if there will be a story map or other media created from this study and Ms. Ishijima noted that staff has not yet determined what educational component would be created.

Ms. Ishijima also noted that the Commission may see another Landmark Alteration Permit soon.

**INFORMATION ONLY REPORTS/ITEMS****ADJOURNMENT**

Chair Garrett adjourned the meeting at 7:39 p.m.

**Public Participation Options**

**In person public comment:**

**Online participation:**

**Online public comment:**

**Written public comment:**

**Public review of items:**

**Planning a presentation for a Heritage Preservation Commission meeting?**

**Planning to provide materials to the Commission?**

**Request Language Translation**

**Accessibility/Americans with Disabilities Act (ADA) Notice**