



City of Sunnyvale

Notice and Agenda City Council

Tuesday, July 21, 2026

5:30 PM

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

Special Meeting: Study Session - 5:30 PM | Regular Meeting - 7 PM

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/96111580540>

Public Participation and Access

View the end of the agenda for information on:

- Public participation options
- Language access and translation
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

5:30 P.M. SPECIAL COUNCIL MEETING (Study Session)

Call to Order

Call to Order in the Council Chambers.

Roll Call

Study Session

The public may provide comments regarding the Study Session item(s). To address the Council, refer to the notice at the end of this agenda.

- A** [26-0246](#) Eliminate the Use of Chemical Pesticide on City Owned or Leased Property

Adjourn Special Meeting

7 P.M. COUNCIL MEETING

Pursuant to Council Policy 7.3.19, City Council will not begin consideration of any agenda item after 11:30 p.m. without a vote. Any item on the agenda that is continued shall be continued to a specific date. Any changes to the agenda will be communicated to the public.

CALL TO ORDER

Call to Order in the Council Chambers.

SALUTE TO THE FLAG**ROLL CALL****ORAL COMMUNICATIONS**

Prior to opening public comment on Oral Communications, the Mayor may determine it would be impractical to include remote public comment for the purpose of timeliness of the meeting or conducting an orderly meeting.

Oral Communications is the opportunity for the public to address the City Council on items not listed on the agenda and is limited to 15 minutes with a maximum of up to three minutes per speaker (one appearance per speaker). Note the Brown Act does not allow the Council to take action on an item not listed on the agenda. To address the Council, refer to the notice at the end of this agenda.

CONSENT CALENDAR

All matters listed on the consent calendar will be acted upon by one motion unless discussion is requested by a Councilmember or the public. To address the Council, refer to the notice at the end of this agenda.

- 1.A [26-0208](#) Approve City Council Meeting Minutes of May 19, 2026

Recommendation: Approve the City Council Meeting Minutes of May 19, 2026 as submitted.

- 1.B [26-0238](#) Approve City Council Meeting Minutes of June 2, 2026

Recommendation: Approve the City Council Meeting Minutes of June 2, 2026 as submitted.

- 1.C [26-0235](#) Approve City Council Meeting Minutes of June 16, 2026

Recommendation: Approve the City Council Meeting Minutes of June 16, 2026 as submitted.

- 1.D [26-0490](#) Approve City Council Meeting Minutes of June 23, 2026

Recommendation: Approve the City Council Meeting Minutes of June 23, 2026 as submitted.

- 1.E [26-0164](#) Approve the List(s) of Claims and Bills Approved for Payment by the City Manager

Recommendation: Approve the list(s) of claims and bills.

- 1.F [26-0487](#) Amend an Existing Services Agreement with Brodart Co. for Library Services for Library Printed Materials and Shelf-Ready Services (F26-458)

Recommendation: Take the following actions:

- Approve the First Amendment to the agreement with Brodart Co. in substantially the same form as Attachment 1 to the report to extend the term of the Agreement through August 20, 2027 and increase the contract amount by \$250,000 for a new not-to-exceed total of \$499,000;
- Authorize the City Manager to execute the amendment when all necessary conditions have been met;
- Authorize the City Manager to execute amendments to extend the term for up to eight (8) one-year periods; and
- Authorize the City Manager to increase compensation during the authorized term extensions subject to budget availability, need, and negotiated pricing.

- 1.G [26-0565](#) Award a Contract in the Amount of \$2,129,070.17 to United Building Maintenance, Inc. for Custodial Services (F26-351)

Recommendation: Take the following actions:

- Award a two-year contract to United Building Maintenance, Inc. in an amount not to exceed \$2,129,070.17 in substantially the same form as Attachment 2 to the report for custodial services;
- Authorize the City Manager to execute the contract when all necessary conditions have been met; and
- Authorize the City Manager to extend the contract for up to three (3) additional one-year periods and to increase compensation, subject to budget availability, need, and negotiated pricing.

- 1.H [26-0504](#) Award of Contract to Brannon Corporation in the Amount of \$1,391,426 for the Water Pollution Control Plant (WPCP) Oxidation Pond Levee Rehabilitation Project and Finding of Class 1 Exemption Under the California Environmental Quality

Act (CEQA) Categorical Exemption

Recommendation: Take the following actions:

- Award a contract in substantially the same form as Attachment 2 to the report in the amount of \$1,391,426 to Brannon Corporation of Morgan Hill, CA;
- Make a finding of categorical exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(d);
- Authorize the City Manager to execute the contract when all necessary conditions have been met; and
- Approve a 10% contingency in the amount of \$139,143.

1.I [26-0621](#)

Award Contract with all Additive Alternate Bid Items in the Amount of \$3,892,772.50 to GradeTech Inc. for the Evelyn Avenue Multi-Use Trail Project; Make Finding of California Environmental Quality Act (CEQA) Class 1 Categorical Exemption Pursuant to CEQA Guidelines Section 15301(c); and Approve Budget Modification No. 3 in the Amount of \$546,385.75 (PW26-19)

Recommendation: Take the following actions:

- Award a contract in substantially the same form as Attachment 2 to the report in the amount of \$3,892,772.50 to GradeTech Inc. of Livermore;
- Approve Budget Modification No. 3 in the amount of \$546,385.75;
- Approve a 10% construction contingency in the amount of \$389,277.25;
- Authorize the City Manager to execute the contract when all necessary conditions have been met; and
- Make Finding of California Environmental Quality Act (CEQA) Class 1 Categorical Exemption Pursuant to CEQA Guidelines Section 15301(c).

1.J [26-0540](#)

Adopt a Resolution Authorizing Elective California State Disability Insurance (SDI) Coverage for Pay Plan Category G Unrepresented Classified Confidential Employees under California Unemployment Insurance Code Section 710.5

Recommendation: Adopt a Resolution Authorizing Elective California State Disability Insurance (SDI) Coverage for Pay Plan Category G Unrepresented Classified Confidential Employees under California Unemployment Insurance Code Section 710.5.

PUBLIC HEARINGS/GENERAL BUSINESS

To speak on a public hearing/general business item, refer to notice at the end of this agenda. Each speaker is limited to three minutes. For land use items, applicants are limited to 10 minutes for opening comments and five minutes for closing comments.

- 2 [26-0590](#) CONTINUED FROM JUNE 2, 2026
- Proposed Project: Take the following Actions:
- a. Find that the Proposed Actions are Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308;
 - b. Adopt a Resolution to Establish Lower Density Residential Objective Design Standards for Single-family Dwellings, Two-family Dwellings and Dual Urban Opportunity (DUO) Housing Developments, and Repeal the Single-Family Home Design Techniques;
 - c. Introduce an Ordinance to Amend Sunnyvale Municipal Code Title 19 (Zoning) to Amend Chapter 19.32 (Building Heights, Lot Coverages and Floor Area Ratios) and Repeal and Replace Chapter 19.80 (Design Review) to Implement the Lower Density Residential Design Standards, and to Amend Chapter 19.79 (Accessory Dwelling Units [ADU]) to Conform with New State ADU Laws;
 - d. Adopt a Resolution to Update and Adopt the Green Building Tables for 2026; and
 - e. Repeal City Council Policy 1.1.12 Maximum Standards for Small Lot Single-family Residential Developments.
- Location: Citywide
File #: PLNG-2024-0517
Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Recommendation: Alternative 1: Take the following actions:

- a. Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308;
- b. Adopt a Resolution to Establish Lower Density Residential Objective Design Standards for Single-family Dwellings, Two-family Dwellings and Dual Urban Opportunity (DUO) Housing Developments, and Repeal the Single-Family Home Design Techniques (Attachment 3 to the report);
- c. Introduce an Ordinance to Amend Sunnyvale Municipal Code Title 19 (Zoning) to Amend Chapter 19.32 (Building Heights, Lot Coverages and Floor Area Ratios) and Repeal and Replace Chapter 19.80 (Design Review) to Implement the Lower Density Residential Design Standards, and to Amend Chapter 19.79 (Accessory Dwelling Units [ADU]) to Conform with New State ADU Laws (Attachment 4 to the report);
- d. Adopt a Resolution to Update and Adopt the Green Building Tables for 2026 (Attachment 5 to the report); and
- e. Repeal City Council Policy 1.1.12 Maximum Standards for Small Lot Single-Family Residential Developments.

3 [26-0484](#)

CONTINUED FROM APRIL 7, 2026

Proposed Project: Consider applications on a 0.77-acre site at Carlisle Way:

USE PERMIT: To allow construction of a replacement groundwater extraction well, a 17-foot-tall water storage tank, chemical storage cabinets, and associated utility and right-of-way improvements; and

EIR: Adopt a Resolution to certify the Environmental Impact Report (EIR), make required findings under the California Environmental Quality Act (CEQA), and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: 800 Carlisle Way (APN: 309-12-013)

File: 2022-7041

Zoning: R-0/S (Low Density Residential/Single-Story combining district)

Applicant and Owner: California Water Service (Cal Water)

Environmental Review: Environmental Impact Report

Project Planner: Mary Jeyaprakash, (408) 730-7449,

mjeyaprakash@sunnyvale.ca.gov

Recommendation: Alternatives 1 and 3:

1. Adopt a Resolution to Certify the EIR, Make the Findings Required by CEQA, and Adopt the Statement of Overriding Consideration and Mitigation Monitoring and Reporting Program; and
3. Make the Recommended Findings in Attachment 4 to the report and approve the Use Permit subject to the Recommended Conditions of Approval in Attachment 5 to the report (as modified by the Planning Commission).

- 4 [26-0669](#) Introduction of Ordinance Amending Section 2.04.030 of the Sunnyvale Municipal Code Relating to City Manager Claims Settlement Authority

Recommendation: Alternative 1: Introduce an Ordinance Amending Section 2.04.030 of the Sunnyvale Municipal Code Relating to City Manager Claims Settlement Authority, to Become Operative Only if the November Ballot Measure Proposing Amendments to Charter Section 1314 Passes.

- 5 [26-0655](#) Review and Approve Arguments Drafted by Mayor Klein and Vice Mayor Mehlinger in Support of Three Charter Amendment Ballot Measures or Provide Other Direction to Complete the Arguments

Recommendation: Staff makes no recommendation.

COUNCILMEMBERS REPORTS ON ACTIVITIES FROM INTERGOVERNMENTAL COMMITTEE ASSIGNMENTS

NON-AGENDA ITEMS AND COMMENTS

-Council

-City Manager

INFORMATION ONLY REPORTS/ITEMS

Visit <http://Sunnyvale.ca.gov/TCMAC> to view the Tentative Council Meeting Agenda Calendar (TCMAC) online.

Visit <http://Sunnyvale.ca.gov/CPPP> to view Working List of Potential Council Priority

Project Ideas online.

[26-0317](#) Tentative Council Meeting Agenda Calendar

[26-0323](#) Board/Commission Meeting Minutes

[26-0685](#) Council Advocacy Letters

ADJOURNMENT

Public Participation Options

In person public comment:

You may provide public comment by filling out a speaker card (optional) and giving it to the City Clerk.

Online participation:

Members of the public may also attend online. However, the City cannot guarantee uninterrupted access to online technology. Technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue even if technical difficulties prevent online participation.

The Mayor may determine it would be impractical to include remote public comment during Oral Communications.

Online public comment:

To provide audio public comment, connect to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/96111580540>

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 961 1158 0540
(*9 to request to speak | *6 to unmute/mute)

Watch the City Council meeting at <http://youtube.com/SunnyvaleMeetings> or on television over Comcast Channel 15, AT&T Channel 99

Written public comment:

Email comments to the City Council no later than 4 hours before the meeting at council@sunnyvale.ca.gov. You can also mail or deliver comments to:

City Clerk, 456 W. Olive Ave., Sunnyvale, CA 94086

Public review of items:

You can view reports to council on the City's website at sunnyvale.ca.gov after 7 p.m. on Thursdays. You can also review reports in person at the City Hall reception desk, 456 W. Olive Avenue, during normal business hours. Any other documents distributed to members of the City Council regarding any open session item on this agenda are available in the Council Chambers on the evening of the Council Meeting. Otherwise, contact the Office of the City Clerk at 408-730-7483 or cityclerk@sunnyvale.ca.gov for questions.

Planning a presentation for a City Council meeting?

Visit: <http://Sunnyvale.ca.gov/PublicComments>

Planning to provide materials to Council?

Please provide the City Council with 12 copies of your materials.

Language Access and Translation

To access written and audio translation during the meeting, click the link below:

Choose Language and Click Attend

Use a headset on your phone for audio or read the transcript on your device.

Spanish and Chinese, Simplified

Para acceder a la traducción escrita y en audio durante la reunión, haga clic en el siguiente enlace:

Seleccione su idioma y haga clic en "Attend"

Use sus auriculares/audífonos para escuchar el audio o leer la transcripción en el dispositivo.

如需在会议期间使用文字和语音翻译，请点击以下链接：
选择语言并点击“参加”
使用手机耳机收听音频，或阅读设备上的文字记录。

Translation Link: <https://bit.ly/TDDB-6886>

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach the Office of the City Clerk at 408-730-7483 or cityclerk@sunnyvale.ca.gov (28 CFR 35.160 (b))

(1)).

LEGAL NOTICES

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the Office of the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90 day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure 1094.5.