



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Tuesday, May 26, 2026

7:00 PM

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

Special Meeting: No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

Present: 7 - Chair Nathan Iglesias
Vice Chair Neela Shukla
Commissioner Galen Kim Davis
Commissioner Chris Figone
Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Ilan Sigura

ORAL COMMUNICATIONS

William Norman explained that the food truck at 208 S. Fair Oaks Avenue, Tacos el Noa Noa, is being forced to relocate due to parking requirements at that site. He asked that this decision be appealed.

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 - Chair Iglesias
Vice Chair Shukla
Commissioner Davis
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Abstained: 1 - Commissioner Figone

1. [26-0506](#) Approve Planning Commission Meeting Minutes of April 27, 2026
Approve Planning Commission Meeting Minutes of April 27, 2026, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [26-0538](#) **REQUEST FOR CONTINUANCE TO JULY 13, 2026**
Proposed Project:
SPECIAL DEVELOPMENT PERMIT: the construction of a four-unit townhome project and associated site improvements and maintain the existing single-family home (historic resource)
TENTATIVE MAP: to create five residential lots and one common lot.
Location: 434 Crescent Avenue (APN: 211-35-030)
File #: PLNG-2024-0719
Zoning: R-3/PD (Medium Density Residential/Planned Development)
Applicant / Owner: Gordon Wong, GKW Architects (applicant) /John Chao (owner)
Environmental Review: A Class 32 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Margaret Netto, Senior Planner, (408) 730-7628, mnetto@sunnyvale.ca.gov

Planning Officer Shaunn Mendrin stated that staff requests the continuance of this agenda item to the Planning Commission meeting of July 13, 2026.

Commissioner Pyne asked why the Heritage Preservation Commission is considering this item on July 1, 2026, instead of June 3, 2026. Planning Officer Mendrin answered that this may be due to the applicant or other meeting constraints he is unaware of.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

MOTION: Commissioner Pyne moved, and Commissioner Sigura seconded the motion to continue the discussion on Public Hearing Agenda Item 2 to a date certain on Monday, July 13, 2026.

Commissioner Pyne stated that the Heritage Preservation Commission must act on this item before the Planning Commission does, so there is no other reasonable option other than to continue the Planning Commission discussion on this item to July 13, 2026.

Commissioner Sigura spoke in agreement with Commissioner Pyne and added that this item must be permitted to return to the Planning Commission again.

The motion carried by the following vote:

Yes: 7 - Chair Iglesias
Vice Chair Shukla
Commissioner Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

The discussion on Public Hearing Agenda Item 2 will take place on Monday, July 13, 2026.

3. [26-0508](#) Review Planning Program Budget and Fees for FY 2026/2027.

Planning Officer Shaunn Mendrin presented the staff report with an oral presentation.

Commissioner Davis noted that \$69.4 million of the City's reserves will be used. He asked what the reserve balance will be as a result. Planning Officer Mendrin answered that he is not certain of what the reserve balance will be.

Commissioner Davis spoke in support of completing an audit every three to four years to maximize the City's Utility Users Tax (UUT) revenue.

Commissioner Serrone commented that he is pleased to see an increase in staffing and funding for homelessness services and prevention. However, he shared his concern that funding for such programs may not be enough considering the recent elimination of safe parking programs in favor of tiny homes or other transitional housing solutions which will be more costly.

Commissioner Serrone shared his thoughts on supporting neighborhood serving retail in the City and expressed his hope in seeing increased high-density housing in the Moffett Park area.

Commissioner Serrone stated that the new selection process for Council Priority Projects does not allow for the recommendation of several alternative projects to the City Council for consideration.

Commissioner Serrone spoke in overall support for the recommended FY 2026/2027 budget for the Planning Program.

Commissioner Pyne stated that the Planning Commission should be given the opportunity to forward budget recommendations to the City Council prior to their Budget Workshop. However, he added that the Planning Commission may still make recommendations after the Budget Workshop to reverse any decisions made by the City Council pertaining to the budget for the Planning Program.

Commissioner Pyne agreed that increased staffing in the City's Community Development Department will be beneficial.

Commissioner Pyne confirmed with Planning Officer Mendrin that no corrections need to be made to misspelled references to Peery Park in the staff report.

Chair Iglesias asked about whether the accessory dwelling unit (ADU) Toolkit is working as intended. Planning Officer Mendrin answered that he would investigate it and follow up with the Planning Commission later.

Chair Iglesias confirmed with Planning Officer Mendrin that an increase in Planning Division staffing is intended to close the gap between the targeted and actual achievements for performance indicators.

Chair Iglesias asked why staff is not recommending funding for Council Priority

Project OCM 2026-18 when there is no associated cost. Planning Officer Mendrin answered that he is unsure why support for this Council Priority Project is not recommended.

Vice Chair Shukla agreed with Commissioner Serrone that additional funding may be needed for Council Priority Project OCM 2026-1.

Vice Chair Shukla asked about the City's use of drone surveillance, but Planning Officer Mendrin stated he is unsure about the details on funding for this.

Commissioner Figone and Planning Officer Mendrin discussed the ways the City permit process is being streamlined.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

MOTION: Commissioner Pyne moved, and Commissioner Davis seconded the motion to recommend to the City Council funding for Council Priority Project OCM 2026-1: Support Neighborhood-Serving Retail in Sunnyvale.

Commissioner Pyne spoke in support of maintaining the City's retail.

Commissioner Davis confirmed his support for the motion.

The motion carried by the following vote:

Yes: 7 - Chair Iglesias
Vice Chair Shukla
Commissioner Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

This recommendation will be forwarded to the City Council for consideration at the June 2, 2026, meeting.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Pyne suggested a review of the City's outreach process to maximize community engagement and encourage meaningful feedback early in the process.

Commissioner Pyne agreed that it would be particularly helpful to educate residents about providing feedback prior to rezoning rather than when a project is being considered after a rezone has already been approved.

Commissioner Pyne asked whether staff could follow up with Mr. Norman to address his concerns regarding the relocation of the Tacos el Noa Noa food truck. Planning Officer Shaunn Mendrin answered that he would provide Mr. Norman with his business card.

Chair Iglesias shared details on a Community Equity Assessment forum taking place on June 6, 2026, in the City's library Program Room.

Commissioner Davis spoke in favor of making the zoning code as accessible to the public as possible.

Commissioner Serrone asked whether the City intends to staff an individual who will evaluate the current outreach process. Planning Officer Mendrin responded that while he is not sure, he will find out.

-Staff Comments

Planning Officer Shaunn Mendrin announced that on June 2, 2026, the City Council will introduce an ordinance amending section 10.16.120 (Use of Streets or Public Parking Facilities for Storage of Vehicles Prohibited) and take actions regarding the Lower Density Residential Objective Design Standards.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 7:50 PM.