



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, January 12, 2026

5:30 PM

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

Special Meeting: Study Session - 5:30 PM | Public Hearing - 7:00 PM

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

Call to Order

Vice Chair Shukla called the meeting to order at 5:30 PM.

Roll Call

Present: 5 - Chair Nathan Iglesias
Vice Chair Neela Shukla
Commissioner Galen Kim Davis
Commissioner Chris Figone
Commissioner Michael Serrone
Absent: 2 - Commissioner Martin Pyne
Commissioner Ilan Sigura

Commissioner Pyne arrived at 5:38 PM.

Study Session

A. [26-0202](#)

Proposed Project: Related applications on a 1.11-acre site:

SPECIAL DEVELOPMENT PERMIT (SDP): To demolish a vacant commercial building and construct a new 15,980-square-foot, 2-story building for a childcare and preschool facility of up to 192 children.

Location: 855 E. Homestead Road (APN: 309-51-005)

File #: PLNG-2025-0206

Zoning: Office/Planned Development (O/PD)

Applicant / Owner: Katelynn Scheren, Primrose Schools / Mohit Patel, SST Investments LLC

Environmental Review: Pursuant to Senate Bill (SB) 131, a Statutory Exemption under Section 21080.69(a)(1) of the Public Resources Code relieves this project from California Environmental Quality Act (CEQA) provisions.

Project Planner: Wendy Lao, (408) 730-7408,

wlao@sunnyvale.ca.gov

B. [26-0193](#)

Proposed Project: Draft Lower Density Residential Objective Design Standards that will update and replace the existing Single-Family Home Design Techniques. City Council Study Issue CDD 20-01 and Strategic Goal Project ID HO-25.

Location: Citywide

File #: PLNG-2024-0517

Environmental Review: The action is exempt pursuant to Public Resources Code Section 21080.17 and California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and 15268.

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 7:52 PM.

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

Present: 6 - Chair Nathan Iglesias
Vice Chair Neela Shukla
Commissioner Galen Kim Davis
Commissioner Chris Figone
Commissioner Martin Pyne
Commissioner Michael Serrone

Absent: 1 - Commissioner Ilan Sigura

Commissioner Sigura's absence is unexcused.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Pyne moved, and Vice Chair Shukla seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Sigura

Abstained: 1 - Commissioner Davis

1. 26-0205 Approve Planning Commission Meeting Minutes of December 8, 2025

Approve Planning Commission Meeting Minutes of December 8, 2025, as submitted.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn Mendrin reminded the Planning Commissioners that the Council Priority Projects Workshop will take place on February 26, 2026.

Planning Officer Mendrin informed the Planning Commissioners that two of the Planning Division's Associate Planners, Wendy Lao and Cindy Hom, were recently promoted to the position of Senior Planner. He added that recruitment is underway for the following positions: Assistant Planner, Associate Planner, and Assistant Director of Community Development.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 7:57 PM.