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Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 7:15 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

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: 6 - Chair Iglesias
Vice Chair Shukla
Commissioner Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone

No: 0

Abstained: 1 - Commissioner Sigura

1. [26-0250](#) Approve Planning Commission Meeting Minutes of January 12, 2026
Approve Planning Commission Meeting Minutes of January 12, 2026, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [26-0214](#) **Proposed Project:** Related applications on a 0.29-acre site:
SPECIAL DEVELOPMENT PERMIT: To allow construction of five three-story townhome-style condominium units, including requests to deviate from front setback, height, garage size, and usable open space requirements.
TENTATIVE MAP: To create five condominium units.
Location: 1001 S Wolfe Road (APN: 211-16-042)
File #: PLNG-2024-0639
Zoning: R-3/PD (Medium Density Residential/Planned Development)
Applicant / Owner: Samir Sharma (applicant) / Gregory Cary (owner)
Environmental Review: Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (AB 130).
Project Planner: Shila Bagley, (408) 730-7418, sbagley@sunnyvale.ca.gov

Senior Planner Shila Bagley presented the staff report with a slide presentation.

Commissioner Davis confirmed with Senior Planner Bagley that the date on the site and architectural plans for the proposed project signifies the date of its most recent iteration.

Commissioner Pyne noted that the proposed project site is not included in the City's Housing Element Sites Inventory. He asked whether the housing units provided by the proposed project, if approved, will still count toward the housing units required by the Housing Element. Senior Planner Bagley answered affirmatively.

Lance Crannell (architect) thanked City staff, particularly Senior Planner Bagley, for their assistance throughout the application and submittal process. He added that he is available for any questions or comments.

At Commissioner Pyne's request, Mr. Crannell explained that the project proposes to include only the minimum number of residential units permitted on the site to strike a balance between livability, unit density, and streetscape frontage.

Commissioner Davis confirmed with Senior Planner Bagley that while the proposed project does not include road changes, it does include a dedication to provide a wider sidewalk.

Vice Chair Shukla and Mr. Crannell discussed the proposed project's requested setback reductions and bioretention system.

Chair Iglesias recognized the way the proposed project will preserve the privacy of neighbors.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

MOTION: Commissioner Davis moved, and Commissioner Shukla seconded the motion to approve Alternative 1 – Find the project exempt under CEQA and Approve the Special Development Permit and Tentative Map with the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

Commissioner Davis noted that the proposed development will be a huge improvement to the current site.

Vice Chair Shukla spoke in favor of the proposed project and believes it will be cohesive with the surrounding neighborhood.

Commissioner Serrone expressed his overall support for the proposed project. He also commented that the analysis completed to demonstrate that the proposed project qualifies for a California Environmental Quality Act (CEQA) exemption is similar in size to a CEQA analysis. Principal Planner Julia Klein explained that the analysis completed is consistent with new state laws.

Commissioner Pyne acknowledged that the proposed development will be a positive addition to the neighborhood, uses the available site space efficiently, requests reasonable deviations, and meets the required findings.

Chair Iglesias confirmed his support of the proposed project.

The motion carried by the following vote:

Commissioner Pyne asked whether links to appendices of substantive documents may be provided separately rather than included with the document itself to allow for the navigation of such documents with greater ease. Principal Planner Klein responded that this will be considered.

Commissioner Davis stated that the reasons provided for each requested waiver were well-written and made the justification for each waiver easy to understand.

Commissioner Figone asked whether there are any noise ordinances that apply to the proposed project site since the proposed development will be surrounded by commercial developments that may generate an abundance of noise. Principal Planner Klein answered that it is assumed that potential buyers of the proposed units will do their due diligence to understand the context of the neighborhood they are buying into. She added that businesses are expected to comply with the City's zoning code requirements for noise thresholds regardless. Lastly, she stated that based on the existing businesses in the area, City staff do not anticipate current business operations would have a negative noise impact on the site.

Commissioner Pyne shared that, from his own personal observation of the existing site, the area is relatively quiet.

At Chair Iglesias' request, Principal Planner Klein shared details on the conditions of approval required for the proposed project since it will be located near a Superfund site. She added that the city's CEQA consultant completed a peer review of the applicant's Phase I and Phase II Environmental Site Assessments and confirmed the recommendations are appropriate for residential development and have been incorporated as conditions of approval for the proposed project.

Chair Iglesias commented that the requested concession and waivers are necessary to meet the desired density.

Julia Koppman Norton (Senior Development Manager at City Ventures) presented additional information on the proposed project.

Commissioner Davis questioned how the environmental conditions of the proposed project site impact the complexity of the proposed project. Samantha Hauser (Head of Development and Executive Vice President at City Ventures) responded that the incorporation of the vapor barrier necessary for the proposed project is an added

cost.

Chair Iglesias opened the Public Hearing.

Joseph Coelho urged the Planning Commission to deny the proposed project and recommend that City Council do the same. He also spoke of the need for more neighborhood commercial services to support the increase in housing developments in the area and proposed ways to address the City's housing affordability crisis.

Yan Say spoke in favor of preserving Agape Grill, the restaurant currently operating on the proposed project site.

Janice Leung shared her concerns about the lack of walkable commercial spaces in the subject area, recommended mixed-used developments as a solution to the affordable housing crisis, and noted that existing parking shortages in the subject area may worsen with the addition of more housing units.

Himanshu Sethi voiced his concerns regarding the environmental review completed and the requested CEQA exemptions for the proposed project, the proposed project's lack of mixed use, and the displacement of Agape Grill.

Ms. Hauser responded to concerns raised by members of the public and provided closing comments on the proposed project.

Commissioner Pyne asked whether there was any interest in the three vacant commercial spaces on the proposed project site. He also asked when they were last in use. Ms. Hauser answered that, to her knowledge, they had not been in use for a couple of years and there has been little demand for them since.

Commissioner Pyne asked whether any consideration was given to using the parking lot at the nearby Lowe's site for guest parking for the proposed project. Ms. Hauser explained that she is open to exploring this idea and that the intent is for residents of the proposed project to park in their garages.

Vice Chair Shukla questioned whether it is possible to require sellers to disclose the soil condition of the proposed project site when selling units. This is to ensure future owners are informed prior to digging or building on the site, even years later. Ms. Hauser assured her that the soil condition of the proposed project site will be disclosed to subsequent owners of the proposed units since this information will be

included on the recorded title for the property.

Vice Chair Shukla confirmed with Ms. Hauser that Agape Grill's owners will be notified about the construction process and timeline for the proposed project.

Vice Chair Shukla asked whether there is anything the City may do to assist Agape Grill's owners since they will be displaced because of the proposed development. Principal Planner Klein responded staff has made a note of this matter and can provide an update to the Planning Commissioners.

Commissioner Davis confirmed with Principal Planner Klein that, under current state housing laws, the burden is on the City to prove if a proposed housing project poses health and safety concerns and there is little basis to deny the proposed project.

Commissioner Sigura confirmed with Ms. Hauser that post-tension slabs will be used in the construction of the proposed development.

Commissioner Sigura inquired about whether the Covenants, Conditions, and Restrictions (CC&Rs) may stipulate what modifications may or may not be made to the foundation of the proposed development. Ms. Hauser agreed that such a stipulation may be included provided it allows for required repair and maintenance.

Commissioner Serrone stated that the requested concession and waivers are reasonable and the justifications provided to support them were clearly written. He also commented on the decline in commercial spaces within the City and asked whether the art piece at Agape Grill may be preserved.

Chair Iglesias closed the Public Hearing.

Commissioner Pyne and Principal Planner Klein discussed the history of Industrial to Residential zoning for the proposed project site and surrounding area.

Commissioner Davis shared that he is sympathetic to small business owners and highlighted what jurisdiction the Planning Commission has over the proposed project.

MOTION: Commissioner Davis moved, and Commissioner Sigura seconded the motion to approve Alternative 2 – Find the project exempt under CEQA and approve the Special Development Permit and Vesting Tentative Map with the findings in

Attachment 2 and subject to the revised conditions of approval in Attachment 16 and the inclusion of the condition of approval stated below:

COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs) - The applicant shall include in the CC&Rs information regarding the vapor barrier, ongoing monitoring, and prohibit future basement or other penetrations to the foundation, other than required for repair and maintenance through a qualified engineer.

Commissioner Serrone confirmed with Ms. Hauser the applicant's agreement to the addition of the above new condition of approval.

Commissioner Davis spoke in full support of the motion.

Commissioner Sigura voiced his support for the motion.

Commissioner Pyne noted that the proposed development will be a positive addition to the community, sympathized with the loss of Agape Grill and the small amount of incorporated guest parking spaces, and commended the proposed development for maximizing density on the site. He also discussed how the City Council is considering priority projects involving strengthening retail across the city and creating relocation assistance funds for Village Center small businesses that are displaced. He urged members of the public to continue voicing their opinions on those priority projects when they are considered by the City Council in February 2026.

Vice Chair Shukla confirmed her support of the motion and noted that the proposed project will provide much-needed housing.

Chair Iglesias stated that he is in support of the motion and encouraged members of the public to continue voicing their concerns despite how discouraging the process may feel.

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 decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, February 10, 2026.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Principal Planner Julia Klein announced that on January 27, 2026, the City Council will review the City's Code of Ethics and Conduct for Elected and Appointed Officials and consider the approval of 2026 Board and Commission annual Work Plans.

Principal Planner Klein reminded the Planning Commissioners that the Council Priority Projects Workshop will take place on February 26, 2026.

Commissioner Pyne noted that on January 27, 2026, the City Council will hold a ceremonial oath of office for the incoming Vice Mayor who represents the district in which the proposed project at 845 Stewart Drive is located.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 9:11 PM.