



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, July 27, 2026

7:00 PM

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

No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Serrone called the meeting to order at 7 PM.

SALUTE TO THE FLAG

Chair Serrone led the salute to the flag.

ROLL CALL

Present: 6 - Chair Michael Serrone
Vice Chair Galen Kim Davis
Commissioner Martin Pyne
Commissioner Nathan Iglesias
Commissioner Neela Shukla
Commissioner Chris Figone
Absent: 1 - Commissioner Ilan Sigura

Commissioner Sigura's absence is excused.

ORAL COMMUNICATIONS

Richard Parenteau, Sunnyvale resident, spoke of the harmful impacts of AI data centers and called for the City to enact ordinances that mitigate these impacts.

At Chair Serrone's request, Planning Officer Shaunn Mendrin explained how Commissioners may request that staff agendaize a presentation on this or other subjects during a Planning Commission meeting. Planning Officer Mendrin added that Planning Commissioners may forward recommendations to City Council by

speaking directly with Councilmembers or engaging in the annual Council Priority Projects Process.

Aahaan Jain called attention to the air pollution generated by AI data centers and advocated for the denial of any proposed data centers in the City until ordinances are established that require data centers to use only green, non-polluting electric power.

Kelly Liu spoke in favor of enacting new ordinances or laws to regulate the types of power sources used by AI data centers with the goal of decreasing emissions.

Vice Chair Davis confirmed with Planning Officer Mendrin that the City has received one application for a data center thus far.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Iglesias moved, and Commissioner Pyne seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Ilan Sigura

1. [26-0686](#) Approve Planning Commission Meeting Minutes of July 13, 2026
Approve Planning Commission Meeting Minutes of July 13, 2026, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [26-0689](#) **Proposed Project:** Related applications on a 0.26-acre site:
SPECIAL DEVELOPMENT PERMIT: to construct four townhomes and associated site improvements and maintain the existing single-family home (Heritage 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

Senior Planner Margaret Netto presented the staff report with a slide presentation.

Commissioner Pyne confirmed with Senior Planner Netto that the Heritage Preservation Commission made the findings that the proposed project does not have a negative impact on the historic nature of the property. He also confirmed that the Planning Commission's focus is on the findings for the Special Development Permit and Tentative Map.

At Commissioner Pyne's request, Senior Planner Netto explained that a maximum of five meetings may be held for the proposed project, and no other public hearings may be held after this one.

Vice Chair Davis and Senior Planner Netto discussed the location of three-story buildings in the proposed project's neighborhood.

Vice Chair Davis emphasized the findings that must be made for the Special Development Permit and the state law that the proposed project is subject to.

The applicant stated that while there is no applicant presentation, the applicant team is available to answer any questions.

Chair Serrone opened the Public Hearing.

Julia Gorsky spoke about how the proposed development is immediately adjacent to her childhood home where her parents currently reside. She spoke about how the proposed development will negatively impact her parents' mental and physical health.

Larisa Gorsky shared her concerns regarding how the proposed project will negatively affect the amount of privacy and sunlight she receives in her home.

Arkady Gorsky echoed comments made by Julia and Larisa and questioned whether privacy and shading impacts to adjacent properties like theirs were studied for the proposed project.

Shivani Gupta, Sunnyvale resident, noted that trash was left onsite during and after renovations to the existing historic home on the site. She shared her concern about a similar issue occurring during construction of the proposed development.

Commissioner Pyne confirmed with Senior Planner Netto that notices of the original hearing date were sent to surrounding property owners and residents adjacent to the subject site.

Gordon Wong (Architect) and Kevin Yu (Project Representative) from Gkw Architects, Inc. provided closing comments.

Commissioner Pyne confirmed that the solar shading analysis for the proposed project is included on page G008 of Attachment 6 to the staff report.

At Commissioner Pyne's request, Mr. Wong responded to concerns raised by Ms. Gupta regarding trash onsite.

Chair Serrone confirmed with Mr. Wong that information on the heights of surrounding buildings is included on page G002 of Attachment 6 to the staff report.

Commissioner Pyne confirmed with Mr. Wong that the height of the proposed development that is noted Attachment 6 to the staff report has been reduced. For this reason, the shadow to be cast by the proposed development will be even less than is currently indicated on page G008 of Attachment 6 to the staff report.

Chair Serrone closed the Public Hearing.

Vice Chair Davis and Senior Planner Netto discussed the zoning designation of the subject site according to the Land Use and Transportation Element (LUTE) of the General Plan.

MOTION: Vice Chair Davis moved, and Commissioner Pyne seconded the motion to approve Alternative 1: Find the Project Exempt from CEQA under the Class 32 Infill Exemption and Approve the Special Development Permit and Tentative Map with

the Recommended Findings in Attachment 3 and Recommended Conditions of Approval in Attachment 4.

Vice Chair Davis empathized with concerns raised by neighboring residents, stressed that the proposed development meets City and state regulations, acknowledged that the applicant team modified the proposed project design according to concerns raised by residents, and confirmed his support for the motion.

Commissioner Pyne stated that he can make the findings to support the motion, empathized with concerns raised by neighboring residents, reiterated that the proposed project meets City and state regulations, and encouraged anyone to use MySunnyvale to report any non-emergency issues in the City.

Commissioner Shukla spoke in support of the proposed project and recognized that its design considers the privacy concerns of neighboring residents.

Chair Serrone voiced his support for the motion and added that the proposed project follows applicable requirements.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Ilan Sigura

This decision is final.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Chair Serrone and Planning Officer Shaunn Mendrin discussed the City's policy for mailed notices of public meetings. Vice Chair Davis noted that this policy may need to be reevaluated.

-Staff Comments

None.

ADJOURNMENT

Chair Serrone adjourned the meeting at 8:11 PM.