



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, November 10, 2025

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

The absences of Commissioner Figone and Commissioner Sigura are excused.

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 Davis
Commissioner Pyne
Commissioner Serrone

No: 0

Absent: 2 - Commissioner Figone
Commissioner Sigura

Planning Officer Shaunn Mendrin noted that the discussion on Agenda Item 1.C will be continued to the Planning Commission meeting date of November 24, 2025.

1.A [25-1053](#) Approve Planning Commission Meeting Minutes of October 27, 2025
Approve Planning Commission Meeting Minutes of October 27, 2025, as submitted.

1.B [25-0989](#) Approve the Draft 2026 Planning Commission Annual Work Plan
Approve the Draft 2026 Planning Commission Annual Work Plan as submitted.

1.C [25-1064](#) **REQUEST FOR CONTINUANCE TO NOVEMBER 24, 2025**

Proposed Project: Related applications on a 4.99-acre site:
DEVELOPMENT AGREEMENT (DA): Introduction of an Ordinance Approving and Adopting a DA between the City of Sunnyvale and BEP Moffett Park LLC.
MOFFETT PARK SITE MASTER PLAN (MPSMP): To establish horizontal site planning and vertical floor area allocations.
MOFFETT PARK SPECIAL DEVELOPMENT PERMIT (MPSDP): To demolish two existing office/R&D buildings and all site work and construct three (3) level office/R&D building over a three (3)-level above-grade podium-level private roof deck.
Location: 333-385 Moffett Park Drive (APN:110-34-005)
File #: PLNG-2025-0137 (DA & MPSMP) & PLNG-2025-0072 (MPSDP)
Zoning: Moffett Park (MP-O2)
Applicant: Ellis Partners
Owners: BEP Moffett Park LLC

Environmental Review: No additional review required per CEQA Guidelines Section 15183 as the environmental impacts of the project are addressed in the Moffett Park Specific Plan (MPSP) Environmental Impact Report (EIR).

Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

Continue the Planning Commission public hearing date to November 24, 2025.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [25-1068](#) Discussion and Possible Recommendation of One Council Priority Project Idea to the City Council

Planning Officer Shaunn Mendrin provided a brief overview of the process by which the Planning Commission will recommend one Council Priority Project (CPP) idea to the City Council for consideration.

Commissioner Pyne confirmed with Planning Officer Mendrin that each Councilmember may propose up to three CPPs per year.

Vice Chair Shukla shared her thoughts on possible CPP ideas, one of which the Planning Commission may choose to recommend to the City Council.

Commissioner Davis suggested that the City's Bicycle and Pedestrian Advisory Commission (BPAC) advise and provide guidance on transportation modes beyond biking and walking by overseeing matters related to automobiles, sidewalks, and walkways while ensuring accessibility for all users.

Commissioner Serrone presented the CPP idea that he and Commissioner Figone collaborated on. He discussed the ways this CPP idea would explore a universal housing design to accommodate a larger group of residents, particularly those with mobility limitations.

In response to Commissioner Davis' proposal, Commissioner Serrone stated that the City of Palo Alto has a Planning and Transportation Commission. Commissioner Serrone agreed that since our City's BPAC focuses primarily on bicyclists and pedestrians, our current approach overlooks matters involving other modes of transportation.

Vice Chair Shukla suggested exploring ways to streamline the Accessory Dwelling

Unit (ADU) construction process to increase the City's housing supply.

Commissioner Pyne confirmed with Planning Officer Mendrin that staff are already working on study issues pertaining to minimum parking requirements for residential uses (including single-family homes) and park dedication fees. For this reason, he advised the Planning Commission to recommend alternative CPP ideas to the City Council.

Commissioner Davis and Chair Iglesias spoke in support of the CPP idea presented by Commissioner Serrone.

Commissioner Pyne shared his observation that Commissioners including himself are in favor of the CPP idea presented by Commissioner Serrone, so a motion could be made in support of it.

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 Pyne seconded the motion to recommend that the City Council consider a Council Priority Project that explores universal design housing for the City's residential developments as presented by Commissioner Serrone.

Commissioner Davis urged his fellow Commissioners to vote in favor of this CPP idea.

Commissioner Pyne voiced his support for the motion and shared his thoughts on other CPP ideas that were proposed.

Vice Chair Shukla expressed her support for the motion.

Chair Iglesias noted that there is value in streamlining the ADU construction process. He also shared his support of the proposed CPP idea that Commissioner Serrone and Commissioner Figone collaborated on and commented that it is an insightful and thoughtful recommendation.

The motion carried by the following vote:

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

No: 0

Absent: 2 - Commissioner Figone
Commissioner Sigura

This recommendation will be reviewed by the City Manager before it is forwarded to the City Council for consideration in February 2026.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn Mendrin announced that on November 18, 2025, there will be a joint study session for the City Council to discuss improvements to the overall effectiveness of Commission meetings with Board and Commission Chairs and Vice Chairs. At the City Council public hearing on this date, the City Council will also consider amendments to the Council Policy Manual related to Chapter 7 - Planning and Management.

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

INFORMATION ONLY REPORTS/ITEMS

None.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 7:30 PM.