



City of Sunnyvale

Meeting Minutes Planning Commission

Monday, August 11, 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 7:03 PM.

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

Present: 4 - Chair Nathan Iglesias
Vice Chair Neela Shukla
Commissioner Chris Figone
Commissioner Michael Serrone
Absent: 3 - Commissioner Galen Kim Davis
Commissioner Martin Pyne
Commissioner Ilan Sigura

The absences of Commissioner Davis, Commissioner Sigura, and Commissioner Pyne are excused.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

Chair Iglesias announced that each item on the Consent Calendar will be pulled and considered separately.

1.A 25-0712 Proposed Project: Related applications on a 0.34-acre site:

SPECIAL DEVELOPMENT PERMIT: to develop four new two-story single-family homes on a vacant site.

TENTATIVE MAP: to subdivide one lot into four lots.

Location: 838 Azure Street (APN: 211-18-030)

File #: 2022-7324

Zoning: R-2/PD (Residential Low-Medium Density/Planned Development)

Applicant / Owner: Eason Yuan (applicant) / Silicon Valley Enchanted Capital LLC (owner)

Environmental Review: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Infill Development), Class 32.

Project Planner: Wendy Lao, (408) 730-7408, wlao@sunnyvale.ca.gov

There were no public speakers for this agenda item.

MOTION: Vice Chair Shukla moved, and Commissioner Serrone seconded the motion to approve Alternative 1 – Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

The motion carried by the following vote:

Yes: 4 - Chair Iglesias
Vice Chair Shukla
Commissioner Figone
Commissioner Serrone

No: 0

Absent: 3 - Commissioner Davis
Commissioner Pyne
Commissioner Sigura

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, August 26, 2025.

1.B 25-0793 Proposed Project:

DESIGN REVIEW: Construct a 193 square foot addition to the first story of an existing two-story single-family home, resulting in 2,587 square feet (2,153 square feet living area and 434 square feet garage) resulting in 47% total floor area ratio (FAR).

Location: 439 Nuestra Avenue (APNs:165-07-071)

File #: PLNG-2025-0105

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Amit Avivi (applicant) / Antonio and Ana Regidor (owners)

Environmental Review: Exempt under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner: Gabriela Ventura, (408) 730-7407, gventura@sunnyvale.ca.gov

A Sunnyvale resident neighboring 838 Azure Street shared his questions and concerns regarding the project proposed for that site.

Commissioner Serrone noted that the resident's comments pertained to the previous agenda item, not the one under consideration. At Chair Iglesias' request, Planning Officer Shaunn Mendrin outlined the appeal process for the previous agenda item. Principal Planner Julia Klein stated that the project planner for 838 Azure Street would follow up with the resident.

MOTION: Vice Chair Shukla moved, and Commissioner Figone seconded the motion to approve Alternative 1 – Approve the Design Review based on the Recommended Findings in Attachment 3 and subject to the Recommended Conditions of Approval in Attachment 4.

The motion carried by the following vote:

Yes: 4 - Chair Iglesias
Vice Chair Shukla
Commissioner Figone
Commissioner Serrone

No: 0

Absent: 3 - Commissioner Davis
Commissioner Pyne
Commissioner Sigura

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, August 26, 2025.

1.C [25-0824](#) Approve Planning Commission Meeting Minutes of July 28, 2025

Staff received a speaker card from a member of the public intending to share

comments regarding street repaving during Oral Communications. Chair Iglesias explained that since Oral Communications has been closed, no more public comments may be made on non-agenda items. Planning Officer Shaunn Mendrin stated that since street paving falls under the jurisdiction of the City's Department of Public Works, he would provide the appropriate contact information for this department.

MOTION: Vice Chair Shukla moved, and Commissioner Figone seconded the motion to approve the Planning Commission meeting minutes of July 28, 2025, as submitted.

The motion carried by the following vote:

Yes: 4 - Chair Iglesias
Vice Chair Shukla
Commissioner Figone
Commissioner Serrone

No: 0

Absent: 3 - Commissioner Davis
Commissioner Pyne
Commissioner Sigura

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn Mendrin informed the Planning Commissioners that on August 26, 2025, the City Council will evaluate the City's Study Issues process during a study session. He added that this item will then be considered by the City Council during a public hearing on October 21, 2025.

Planning Officer Mendrin announced that on September 9, 2025, the City Council will evaluate new revenue strategies to fund new and increasing service demands and/or unfunded capital investments.

Planning Officer Mendrin stated that the joint meeting of the City Council with Board and Commission Chairs and Vice Chairs will be held on November 4, 2025.

INFORMATION ONLY REPORTS/ITEMS

None.

2. [25-0825](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

ADJOURNMENT

Chair Iglesias adjourned the meeting at 7:21 PM.