

B. [25-1088](#)

Proposed Project: Related applications on a 20.55-acre site:

USE PERMIT: To demolish six industrial office buildings and construct 329 three-story townhomes and detached dwelling units which includes 41 Accessory Dwelling Units;

TENTATIVE TRACT MAP: to subdivide the existing two lots into 151 lots, 178 condominiums, and 53 parcels.

Location: 510-920 De Guigne Drive (APNs: 205-22-022 and 205-22-023)

File #: PLNG-2025-0230

Zoning: M-S (Industrial and Service)

General Plan: Medium Density Residential (15-24 du/ac)

Applicant / Owner: Kyle Winkler, Tidewater Capital (applicant) / TC III SPP NORTH LLC (owner)

Environmental Review: No additional review required per CEQA Guidelines section 15183 - environmental impacts of the project are addressed in the Land Use and Transportation Element (LUTE) Environmental Impact Report (EIR).

Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Vice Chair Shukla called the meeting to order at 7:45 PM.

SALUTE TO THE FLAG

Vice Chair Shukla led the salute to the flag.

ROLL CALL

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

The absences of Chair Iglesias and Commissioner Davis are excused.

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: 4 - Vice Chair Shukla
Commissioner Figone
Commissioner Pyne
Commissioner Serrone

No: 0

Absent: 3 - Chair Iglesias
Commissioner Davis
Commissioner Sigura

1. [25-1087](#) Approve Planning Commission Meeting Minutes of November 10, 2025

Approve Planning Commission Meeting Minutes of November 10, 2025, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [25-0965](#)

Proposed Project: Related applications on a 4.99-acre site:

DEVELOPMENT AGREEMENT (DA): Introduce an Ordinance Approving 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 with 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-02)

Applicant: Ellis Partners

Owners: BEP Moffett Park LLC

Environmental Review: No additional review required per California Environmental Quality Act (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

Senior Planner Margaret Netto presented the staff report with a slide presentation. She also read into the record the modifications that staff made to the Moffett Park Special Development Permit (MPSDP) Recommended Conditions of Approval for the proposed project.

Commissioner Pyne confirmed with Senior Planner Netto that MPSDP Recommended Condition of Approval BP- 38 (in Attachment 5 to the report) is being removed since it is a duplicate of an earlier condition (Recommended MPSDP Condition of Approval BP-16).

Commissioner Pyne noted a few typos in the agenda package:

1. Attachment 5, Recommended MPSDP Condition of Approval EP-28 – The condition refers to five driveways, but there appears to be three. Principal Planner Klein stated staff would investigate it and fix it prior to City Council meeting.
2. Attachment 3, Draft Planning Commission Findings for the Development Agreement, Section 5 on page 5 – It references “downtown.” Principal Planner Klein stated staff will fix the typo prior to City Council meeting.
3. Attachment 3, Draft Planning Commission Findings for the Development Agreement, Section 3 on page 4 – The last bullet appears to be an incomplete sentence. Principal Planner Klein stated staff will investigate it and fix it prior to City Council meeting.
4. Attachment 2, Draft Ordinance and Development Agreement, page 2 – In two places, the Planning Commission public hearing date is shown as November 10, 2025. This should be changed to November 24, 2025. Principal Planner Klein stated staff will fix the two typos prior to City Council meeting.

Commissioner Serrone expressed his support for the additional public parking included in the proposed project. He questioned whether available parking is currently an issue in that area of Moffett Park. Planning Officer Shaunn Mendrin explained that an analysis of the proposed uses in the MPSP area was conducted to determine parking ratios suitable for that area. Commissioner Pyne shared that in his experience working within that area ten years ago, he did not notice any parking issues.

David Harty (Senior Vice President at Ellis Partners) presented additional information on the proposed project.

Commissioner Serrone confirmed the following with Mr. Harty: the proposed project will include infrastructure to support an on-site, full-service café; the proposed project's parking podium will be made of steel and the two buildings on top of it may be made of either steel or timber; the proposed project's creation space will be leased separately, and its rental price will be dictated by the market.

Commissioner Pyne and Mr. Harty discussed the anticipated development timeline for the proposed project.

At Commissioner Pyne's request, Casey Crawmer (Principal at HGA) provided details on the proposed project's coded patterning of glazing panels that is a reference to binary computer code.

Commissioner Figone commented on the beauty of the proposed project's architecture.

Commissioner Figone asked whether the proposed project's solar panels will provide an adequate supply of energy for the research and development (R&D) buildings or whether other sources of power will be available. Mr. Harty explained that tenants of the R&D buildings may rely on energy provided by the proposed project's solar system and that consideration may be given to replacing the existing solar panels later, if necessary.

Vice Chair Shukla discussed the proposed project's creation space with Mr. Harty and Planning Officer Mendrin. She and Mr. Harty also discussed the intended vision for the proposed project's pollinator garden and Privately Owned and Publicly Accessible (POPA) areas.

Vice Chair Shukla opened the Public Hearing.

Kerry Haywood, speaking on behalf of the Moffett Park Business Group, spoke in support of the proposed project and explained that it is in alignment with the goals and design principles established in the MPSP. She urged the Planning Commissioners to approve the proposed project.

Mr. Harty provided closing comments.

Vice Chair Shukla closed the Public Hearing.

MOTION: Commissioner Pyne moved, and Commissioner Serrone seconded the motion to recommend Alternative 2 to the City Council:

Approve the Development Agreement and Modify the Site Master Plan and Special Development Permit (with modifications)

- a. Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report), with modifications to Findings 3 and 5 to correct incomplete sentences and replace all references to Downtown Specific Plan with the Moffett Park Specific Plan area.
- b. Recommend to City Council the Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and BEP Moffett Park (Attachment 2 to the Report, with modifications to page 2 to state that the Planning Commission held a public hearing and recommended Development Agreement findings for the proposed project on November 24, 2025, instead of November 10, 2025).
- c. Recommend to City Council to Find that the Project is consistent with the Moffett Park Specific Plan Program Environmental Impact Report and no additional environmental review is required under Section 15183 of the Guidelines to the California Environmental Quality Act (CEQA) (removing the reference to the Downtown Specific Plan and its EIR as noted by Planning Officer Shaunn Mendrin); and
- d. Recommend to City Council to approve the Moffett Park Site Master Plan (MPSMP) and Moffett Park Special Development Permit based on Recommended Findings in Attachment 4 and Recommended Conditions of Approval in Attachment 5 subject to modifications reported by staff during the staff presentation and a modification to MPSDP Recommended Condition of Approval EP-28 reducing the driveway approaches to 3.

Principal Planner Klein confirmed with Commissioner Pyne that the motion included reference to fixing the typos raised earlier in the discussion.

Commissioner Pyne spoke in support of the proposed project and highlighted the ways it meets goals of the MPSP and City policies. He confirmed his ability to make the findings to support approval of the proposed project.

Commissioner Serrone shared his thoughts on the proposed project's visually appealing design and the benefits the proposed project will offer to the community and the City. He spoke in support of the proposed project and offered his thoughts on the impacts of offering in-house subsidized food service on the proposed project site.

Vice Chair Shukla confirmed her support for the proposed project and commended its features and the amenities it will provide.

The motion carried by the following vote:

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

No: 0

Absent: 3 - Chair Iglesias
Commissioner Davis
Commissioner Sigura

This recommendation will be forwarded to the City Council for consideration at the December 9, 2025, meeting.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Serrone confirmed with Planning Officer Shaunn Mendrin that developers fund environmental review services to prepare environmental reports for projects.

-Staff Comments

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

ADJOURNMENT

Vice Chair Shukla adjourned the meeting at 8:56 PM.