



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, July 13, 2026

6:00 PM

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

Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM

6 P.M. SPECIAL PLANNING COMMISSION MEETING (Study Session)

Call to Order

Vice Chair Shukla called the meeting to order at 6 PM.

Roll Call

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

Commissioner Figone arrived after 6 PM.

Study Session

- A.** [26-0658](#) **Proposed Project:** Related applications on four parcels totaling 1.04 acres:
- SPECIAL DEVELOPMENT PERMIT:** to demolish the existing 10,038 square-foot bank building and construct 110-unit multi-family housing development (109 affordable units plus one managers' unit) within a five-story building (four levels of housing on top of one level of podium parking).
- TENTATIVE MAP:** to create one (1) lot from four (4) existing parcels.
- Location:** 295 South Mathilda Avenue (APNs: 165-13-051, 165-13-052, 165-13-053, and 165-13-064)
- File #:** PLNG-2025-0163
- Zoning:** DSP-16 (Downtown Specific Plan Area Block 16)

Applicant / Owner: MidPen Housing Corporation (Applicant) / City of Sunnyvale (Owner)

Environmental Review: A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

Project Planner: Mary Jeyapakash, (408) 730-7449,
mjeyapakash@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 8 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 Davis moved and Commissioner Pyne seconded the motion to approve the Consent Calendar.

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

1. [26-0632](#) Approve Planning Commission Meeting Minutes of June 22, 2026
Approve Planning Commission Meeting Minutes of June 22, 2026, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [26-0520](#) **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 Sigura confirmed with Senior Planner Netto that the driveway to the proposed townhomes will be 24 feet in length and will allow two-way traffic.

Commissioner Sigura, Senior Planner Netto, and Principal Planner Noren Caliva-Lepe discussed how the proposed project will have no negative impact on the Heritage Resources Inventory.

Commissioner Serrone noted that there was no notice of this meeting posted at the project site. Principal Planner Caliva-Lepe responded that the City requires that a notice board be posted on site by the applicant and requested time to allow the

applicant to confirm.

Commissioner Davis confirmed with Principal Planner Caliva-Lepe that no waivers or concessions are being requested and that the proposed project is subject to Senate Bill (SB) 330.

Gordon Wong (Architect) and Kevin Yu (Project Representative) from Gkw Architects, Inc. presented additional information on the proposed project.

Commissioner Serrone and Mr. Wong discussed the driveway for the proposed project.

Commissioner Serrone and Mr. Wong discussed the interior restoration that has already been completed for the existing single-family home on the proposed project site.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

Senior Assistant City Attorney Sandra Lee advised that the discussion on Public Hearing Agenda Item 2 must be continued if a notice board for this meeting was not posted on site.

Principal Planner Caliva-Lepe stated that including this meeting, per SB 330, only four meetings have been held for the proposed project.

Mr. Wong confirmed that no notice board was posted on site. Principal Planner Caliva-Lepe explained that the City requires this posting to be on site at least 10 days prior to the public hearing.

MOTION: Commissioner Davis moved, and Commissioner Pyne seconded the motion to continue the discussion on Public Hearing Agenda Item 2 to a date certain on Monday, July 27, 2026.

Commissioner Davis spoke in support of continuing the discussion on Public Hearing Agenda Item 2 to Monday, July 27, 2026.

Commissioner Pyne confirmed with Senior Assistant City Attorney Lee that there will be no opportunity to appeal the Planning Commission decision on the proposed project following this continuance since that decision will be made at the fifth public hearing for this item.

Commissioner Pyne stated that he is supportive of the motion.

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

The discussion on Public Hearing Agenda Item 2 will take place on Monday, July 27, 2026.

3. [26-0651](#) Selection of Chair

At Chair Iglesias' request, Recording Officer Guia Sharma provided an overview of the selection process for the office of Chair and Vice Chair.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

Commissioner Davis nominated Commissioner Serrone for the office of Chair of the Planning Commission. Commissioner Serrone accepted the nomination.

The Commissioners agreed by general consent to elect Planning Commissioner Serrone as Chair of the Planning Commission.

4. [26-0652](#) Selection of Vice Chair

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

Vice Chair Shukla nominated Commissioner Davis for the office of Vice Chair of the Planning Commission. Commissioner Davis accepted the nomination.

The Commissioners agreed by general consent to elect Planning Commissioner Davis as Vice Chair of the Planning Commission.

5. [26-0653](#) Selection of Seats

Recording Officer Sharma explained that there are seats on the dais reserved for the Chair and Vice Chair of the Commission and that Commissioners may then select seats in the order of their seniority. She added that Commissioner Figone may remain in his current seat for accessibility reasons.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

The Commissioners agreed by general consent to select seats for the coming year in the following order from left to right facing the dais from the podium:

- Seat 1: Commissioner Sigura
- Seat 2: Commissioner Shukla
- Seat 3: Commissioner Pyne
- Seat 4: Chair Serrone
- Seat 5: Vice Chair Davis
- Seat 6: Commissioner Iglesias
- Seat 7: Commissioner Figone

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Pyne advised the Planning Commissioners to keep the plan sets

associated with the proposed project at 434 Crescent Avenue until the proposed project returns to the Planning Commission for consideration on July 27, 2026.

Commissioner Pyne confirmed with Principal Planner Noren Caliva-Lepe that the City has not received any applications associated with SB 79 since it went into effect.

-Staff Comments

Planning Officer Shaunn Mendrin announced that the annual training for Board and Commission chairs and vice chairs is scheduled to take place on July 30, 2026.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 8:44 PM.