



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, September 8, 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: 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's absence is excused.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

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

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Shukla
Commissioner Davis
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Figone

1. [25-0905](#) Approve Planning Commission Meeting Minutes of August 25, 2025
Approve Planning Commission Meeting Minutes of August 25, 2025, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [25-0869](#) **Proposed Project:** Related applications on a 3.56-acre site:
SPECIAL DEVELOPMENT PERMIT: to modify Conditions of Approval for file #2018-7798 to allow the option of a Below Market Rate Alternative Compliance Plan. There will be no net change in proposed units and the proposed structures. This will just be for a map to allow sale of the units.
VESTING TENTATIVE MAP: to create condominium units to allow the sale of individual units in the mixed-use building. The total number of units would maintain the same as shown in file #2018-7798: one Commercial Condominium unit, 111 Residential Condominium units, and five single-family lots.
Location: 1104 and 1124 W El Camino Real (APN: 198-17-023 and 198-17-029, respectively)
File #: PLNG-2025-0375
Zoning: ECR-MU33 (El Camino Real - Mixed Use)
Applicant / Owner: Jennifer Tersigni / P Brinkman Fam
Environmental Review: No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - environmental impacts of the project are addressed in the El Camino Real Specific Plan (ECRSP) Environmental Impact Report (EIR).
Project Planner: Julia Klein, 408-730-7463, jklein@sunnyvale.ca.gov

Principal Planner Julia Klein presented the staff report with a slide presentation.

Commissioner Serrone confirmed with Principal Planner Klein that the applicant is proposing both for-sale and rental units through the Alternative Compliance Plan

which is subject to City Council review; and that a Homeowners Association (HOA) would be required. Principal Planner Klein clarified that the Planning Commission is considering the approval of a Special Development Permit modification and new Vesting Tentative Map for the proposed project.

Chair Iglesias asked Principal Planner Klein whether the applicant may move forward with the originally approved plan if the Planning Commission does not approve the Special Development Permit modification and new Vesting Tentative Map. Principal Planner Klein provided confirmation and highlighted the reasons for staff's recommendation to support the Special Development Permit modification and new Vesting Tentative Map which are stated in the staff report.

Commissioner Sigura and Principal Planner Klein discussed how the homeowners and commercial property owner for the proposed project would be represented separately. Principal Planner Klein noted that the Covenants, Conditions, and Restrictions (CC&Rs) would provide additional details on this matter and how they would need to be amended in the event the applicant chooses to sell the remaining rental units.

Vice Chair Shukla confirmed with Planning Officer Shaunn Mendrin that there are no other City developments that include both commercial space with mixed for-sale and rental units.

Chair Iglesias opened the Public Hearing.

John Vidovich, applicant, provided an oral presentation.

Commissioner Pyne asked whether the remaining rental units will be converted to for-sale units in the future. Mr. Vidovich responded that this is a possibility, and doing so would require the approval of the Planning Commission and City Council. Planning Officer Mendrin clarified that the approval of the proposed Vesting Tentative Map would allow 111 condominium units and that the conversion of the remaining rental units to for-sale condominium units later would not require additional review by the Planning Commission. Planning Officer Mendrin also noted that the Alternative Compliance Plan will include additional details on what this conversion would entail.

Commissioner Davis confirmed with Affordable Housing Manager Ernie Defrenchi that the Alternative Compliance Plan identifies both rental and for-sale units.

At Commissioner Davis' request, Mr. Vidovich and Senior Assistant City Attorney Sandra Lee clarified that "vertical subdivision" is referring to subdivision of airspace which applies to this project since it is proposing to create condominium units.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

MOTION: Vice Chair Shukla moved, and Commissioner Davis seconded the motion to approve Alternative 1 – Make the required findings to approve the CEQA determination that the project is consistent with the ECRSP EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183; and approve the Special Development Permit modification and new Vesting Tentative Map based on the Recommended Findings in Attachment 3 and Conditions of Approval #GC-8 as modified (refer to the Discussion section in the staff report).

GC-8. BELOW MARKET RATE PROGRAM:

The development project is subject to Below Market Rate program requirements as follows:

- a. For any portion of the mixed-use building that is held or operated as a rental housing unit, the developer shall submit documentation to the City demonstrating compliance with Sunnyvale Municipal Code (SMC) Chapter 19.77 Inclusionary Below Market Rate Rental Housing.
- b. For any portion of the project (including the mixed-use building and detached single-family residences) that is designated as a for-sale housing unit, the developer shall submit documentation to the City demonstrating compliance with SMC Chapter 19.67 Below Market Rate Ownership Housing.
- c. If the developer seeks flexibility in meeting the Below Market Rate requirements under the SMC through subsequent submittal of Planning Application for a Below Market Rate Alternative Compliance Plan, the Alternative Compliance Plan shall be subject to review and recommendation of the Housing and Human Services Commission and consideration by the City Council for approval or denial. The developer shall comply with the Alternative Compliance Plan, as approved by the City Council, and prior to issuance of the first building permit for the project, enter

into and record a Developer Agreement consistent with the Alternative Compliance Plan and in a form approved by the City Attorney.
 [COA][PLANNING, HOUSING, CITY ATTORNEY]

Vice Chair Shukla spoke in support of the motion and mixed-use developments that include commercial space in addition to both rental and for-sale units.

Commissioner Davis voiced his support for the motion and ownership units.

Commissioner Pyne confirmed his support of the motion and housing ownership opportunities.

The motion carried by the following vote:

- Yes: 6 -** Chair Iglesias
- Vice Chair Shukla
- Commissioner Davis
- Commissioner Pyne
- Commissioner Serrone
- Commissioner Sigura

No: 0

Absent: 1 - Commissioner Figone

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, September 23, 2025.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn 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.

