



City of Sunnyvale

Meeting Minutes Planning Commission

Tuesday, May 27, 2025

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

Chair Iglesias called the meeting to order at 6:00 PM.

Roll Call

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

Chair Iglesias announced Vice Chair Davis' recusal from the study session item since his property is adjacent to the proposed project site.

Study Session

A. 25-0636

Proposed Project: Related applications on a 0.77-acre site:

USE PERMIT: to allow construction of a replacement groundwater extraction well at approximately 800 to 1,000 feet below the ground surface, an approximately 56,000-gallon and 24-foot-tall water storage tank, chemical storage cabinets, and associated, equipment, utility and right-of-way improvements.

VARIANCE: to allow 24 feet height, where 17 feet maximum is permitted.

ENVIRONMENTAL IMPACT REPORT: Adopt a Resolution to Certify the Environmental Impact Report, adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: 800 Carlisle Way (APN: 309-12-013)

File #: 2022-7041

Zoning: R-0/S (Low Density Residential/Single Story)

Applicant & Owner: California Water Service

Environmental Review: Environmental Impact Report (State Clearinghouse #2023020080)

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

Adjourn Special Meeting

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 Galen Kim Davis
Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Neela Shukla
Absent: 2 - Commissioner Chris Figone
Commissioner Ilan Sigura

ORAL COMMUNICATIONS

Chair Iglesias announced that the Human Relations Commission is hosting an Allyship Community Event and provided relevant details on the event.

There were no public speakers for this agenda item.

CONSENT CALENDAR

There were no public speakers for this agenda item.

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

The motion carried by the following vote:

Yes: 4 - Chair Iglesias
Vice Chair Davis
Commissioner Pyne
Commissioner Serrone

No: 0

Absent: 2 - Commissioner Figone
Commissioner Sigura

Abstained: 1 - Commissioner Shukla

1. [25-0633](#) Approve Planning Commission Meeting Minutes of May 12, 2025

Approve Planning Commission Meeting Minutes of May 12, 2025 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [25-0523](#)

Proposed Project: Related applications on the 0.69-acre site:
GENERAL PLAN AMENDMENT: Amend the General Plan land use designation from Low Density Residential (up to 7 du/acre) to Low-Medium Density Residential (7-14 du/acre).
REZONE: Rezone from Low Density Residential (R-0) to Low-Medium Density Residential (R-2) with a Planned Development (PD) combining district.
Location: 781 S. Wolfe Road (APN: 211-05-009)
File #: PLNG-2024-0344
Zoning: R-0 (Low Density Residential)
Applicant / Owner: Dahlin Group (applicant) / Forrest Mozart (owner)
Environmental Review: Negative Declaration
Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Senior Planner Aastha Vashist presented the staff report with a slide presentation.

Commissioner Pyne asked about how state housing laws apply to the proposed Planned Development (PD) combining district. Principal Planner George Schroeder explained that where a PD combining district is concerned, the developer may request deviations from zoning standards rather than a variance or waivers and concessions through the State Density Bonus Law.

Commissioner Pyne reinforced that changing the zoning designation for the subject parcel and not a Special Development Permit (SDP) is what is currently being considered by the Planning Commission.

Commissioner Serrone confirmed with Senior Planner Vashist that upon approval of the rezoning for the subject parcel, the developer may submit a proposal for a redevelopment that differs from the current conceptual development plan.

At Commissioner Serrone's request, Senior Planner Vashist explained that a proposed project for the subject parcel that includes seven or more residential units will be subject to Below Market Rate (BMR) inclusionary requirements. In such an instance, the State Density Bonus Law may also apply.

Commissioner Serrone received clarification from Senior Planner Vashist regarding the number of Accessory Dwelling Units (ADUs) and junior ADUs that are permitted on the subject parcel depending on its zoning designation.

Commissioner Serrone confirmed with Principal Planner Schroeder that since the subject parcel is not near a major transit node, it would need to meet minimum parking requirements.

Commissioner Serrone expressed concerns about how the lack of sufficient parking spaces for residential developments and ADUs on the subject parcel may result in parking overflow onto adjacent streets.

Commissioner Serrone proposed that a correction be made to page 126 of Attachment 8 to indicate that a measure for the construction of a new Main Library was not approved by voters.

Commissioner Serrone commented on the length of the Initial Study/Negative Declaration for the proposed rezoning, and Principal Planner Schroeder responded that since this report is required to cover various topics, it is lengthy.

Vice Chair Davis confirmed with Planning Officer Shaunn Mendrin and Principal Planner Schroeder that when the application for the proposed rezoning was submitted, the City's Housing Element had already been adopted. Planning Officer Mendrin added that the proposed rezoning is not subject to the Builder's Remedy.

Vice Chair Davis confirmed with Senior Planner Vashist that since the subject parcel size is less than one acre, the maximum number of dwelling units allowed is eight.

Chair Iglesias stated that the subject parcel may be split under Senate Bill (SB) 9.

Principal Planner Schroeder provided additional details on this matter.

Chair Iglesias opened the Public Hearing.

Forrest Mozart (owner/developer) and Justin Doull (Principal/Senior Planner at Dahlin Group) presented additional information on the proposed project.

Commissioner Shukla confirmed with Senior Planner Vashist that if eight residential units are developed on the proposed project site, 1.2 of those units will need to be below market rate. She clarified that while one BMR unit will be included in this instance, an in-lieu fee may be paid to meet the requirement for the remaining .2 units.

Sue, Sunnyvale resident, shared concerns regarding the increase in traffic within the neighborhood and the use of the no parking zone if the applicant's conceptual site plan is brought to fruition. She also advocated for the proposed development project's entry and exit points to be located on Wolfe Road.

David Pearson, Sunnyvale resident, acknowledged the need for additional housing on Wolfe Road. He also stressed the importance of the access point for the proposed residential developments to be located on Wolfe Road rather than Lusterleaf Drive.

Simran Kaur, Sunnyvale resident, spoke of the negative impact to the peace and safety of existing residents on Lusterleaf Drive if that road will serve as the vehicle access point for the proposed residential developments. She added that while she is supportive of the additional housing that the proposed development offers, the access point for these developments should be located on Wolfe Road.

Goma, Sunnyvale resident, echoed concerns raised by previous speakers. She also asked that the transition between the zoning designation of the subject parcel and adjacent parcels will be considered to mitigate safety and traffic concerns.

Neelam Paradkar, Sunnyvale resident speaking on behalf of Firethorn Terrace residents, shared comments regarding the existing traffic and speeding on Wolfe Road.

Mr. Mozart provided closing comments on the proposed project.

Vice Chair Davis confirmed with Mr. Mozart that no unsolicited offers have been received for the subject property.

Chair Iglesias closed the Public Hearing.

Commissioner Pyne received clarification from Senior Planner Vashist that the Initial Study/Negative Declaration is for the proposed rezoning and associated density and that consideration will be given to whether a subsequent environmental review or compliance checklist is required once an application for a development project is submitted.

Commissioner Serrone and Senior Planner Vashist discussed how state law permits up to three ADUs per single family lot on the subject parcel and how these ADUs would not be subject to minimum parking requirements. Commissioner Serrone highlighted the negative impacts of maximizing the number of ADUs on this parcel.

MOTION: Vice Chair Davis moved, and Commissioner Pyne seconded the motion to recommend Alternative 1 to the City Council to take the following actions for the parcel at 781 S. Wolfe Road:

- a. Make the Findings required by CEQA (Attachment 3 to the report) and Adopt the corrected Negative Declaration (Attachment 10 to the report);
- b. Adopt a Resolution (Attachment 4 to the report) to Amend the General Plan Land Use Designation for the site from Low Density Residential to Low-Medium Density Residential;
- c. Make the Finding that the General Plan Amendment and Rezoning is deemed to be in the public interest (Attachment 3 to the report); and
- d. Introduce an Ordinance (Attachment 5 to the report) to Rezone the site from Low Density Residential (R-0) to Low Medium Density Residential (R-2) with a Planned Development (PD) combining district.

Vice Chair Davis spoke in support of the motion, commended the developer for considering the concerns of neighboring residents, and emphasized the importance of integrating new developments into existing neighborhoods.

Commissioner Pyne spoke in support of the proposed pedestrian access between Lusterleaf Drive and Wolfe Road, stated that the City's Department of Public Safety should enforce the no parking zone by the subject parcel, noted that the maximization of density on a project site is not the norm, and commented that the

proposed density for the subject parcel is reasonable. He also voiced his support of the motion.

Commissioner Shukla confirmed her support of the proposed rezone, conceptual development plan, and the motion.

Chair Iglesias reiterated that approval of the proposed rezoning is being considered and not the approval of the conceptual development plan. He also stated that, in his opinion, the addition of eight residential units on the subject parcel will not pose a significant impact to the surrounding neighborhood and that the proposed development plan will bring value to that neighborhood.

The motion carried by the following vote:

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

No: 0

Absent: 2 - Commissioner Figone
Commissioner Sigura

This recommendation will be forwarded to the City Council for consideration at the July 1, 2025, meeting.

3. 25-0621 Review Planning Program Budget and Fees for FY 2025/2026.

Planning Officer Shaunn Mendrin presented the staff report.

Vice Chair Davis and Planning Officer Mendrin discussed staffing needs. Planning Officer Mendrin noted that assistance with program implementation in the Moffett Park area will be needed.

Vice Chair Davis confirmed with Planning Officer Mendrin that staff will be reevaluating the Zoning Code to streamline the project review process.

Commissioner Serrone asked whether there has been an increase in funds spent for consultants to assist with staff workload. Planning Officer Mendrin advised that

managing a consultant also requires staff time, but the Planning Division currently staffs one consultant. He added that there is some funding available for assistance with housing programs through salary savings.

Commissioner Serrone asked about the cost of California Environmental Quality Act (CEQA) studies. Planning Officer Mendarin responded that one might be \$85,000.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

Commissioner Pyne expressed his excitement for the Park Dedication In-Lieu Fee project that the Planning Commission will be reviewing soon.

MOTION: Vice Chair Davis moved, and Commissioner Pyne seconded the formal recommendation of the recommended fiscal year 2025/2026 budget for the Planning Program to the City Council.

FRIENDLY AMENDMENT: Commissioner Pyne proposed a friendly amendment to ensure that all instances of “Peery Park” are spelled correctly throughout both volumes of the Recommended Budget. Vice Chair Davis accepted the friendly amendment.

Vice Chair Davis commended City staff for their work on the budget and commented that an increase in the budget may be requested next year due to staff’s large volume of work.

Commissioner Pyne advocated for a faster project review process and stated that the proposed budget seems appropriate given other fiscal constraints and the uncertain economic climate.

Commissioner Shukla stated that she will be abstaining from voting and explained why.

The motion carried by the following vote:

Yes: 4 - Chair Iglesias
Vice Chair Davis
Commissioner Pyne
Commissioner Serrone

No: 0

Absent: 2 - Commissioner Figone
Commissioner Sigura

Abstained: 1 - Commissioner Shukla

The City Council will complete their annual review of proposed fees and charges for fiscal year 2025/2026 on June 3, 2025. On June 17, 2025, the City Council will consider the adoption of the fiscal year 2025/2026 budget.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Serrone confirmed with Planning Officer Shaunn Mendrin that the Planning Commissioners would be in violation of the Ralph M. Brown Act if more than three members attended an outreach meeting for a proposed project.

-Staff Comments

Planning Officer Shaunn Mendrin announced that Commissioner Pyne will facilitate the Planning Commission meeting on June 23, 2025, since Vice Chair Davis and Chair Iglesias will both be absent.

Planning Officer Shaunn Mendrin informed the Planning Commissioners that a joint meeting between the City Council and the Charter Review Committee is scheduled for June 3, 2025. At the same meeting, the City Council will review and provide direction on the fiscal year 2025/2026 budget. This budget will be considered for adoption by the City Council on June 17, 2025.

INFORMATION ONLY REPORTS/ITEMS

None.

4. [25-0634](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

ADJOURNMENT

Chair Iglesias adjourned the meeting at 8:23 PM.