



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, May 12, 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

Vice Chair Davis called the meeting to order at 6:03 PM.

Roll Call

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

Commissioner Shukla's absence is excused.

Study Session

- A.** [25-0575](#) **Proposed Project:** Related applications on a 5.28-acre site:
 SPECIAL DEVELOPMENT PERMIT: Demolition of an existing shopping center (Lakewood Shopping Center) and a former auto service center and construct: 1) 101 townhome units in 15 three-story buildings; and 2) a one-story commercial building with 10,000 square feet of floor area.
 VESTING TENTATIVE MAP: Subdivision of three existing lots into 27 lots and 101 residential condominiums.
Location: 1119-1163 Lawrence Expressway (APN: 110-23-110), 1037 Lakehaven Drive (APN: 110-23-109), 1051 Lakehaven Drive (APN: 110-23-108)
File #: PLNG-2023-0302
Zoning: C-1/PD (Neighborhood Business/Planned Development)
Applicant / Owner: Dick's Lakewood Corporation (owner); Kelley Rutchena, The True Life Companies (applicant)

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

Project Planner: Jeffrey Cucinotta, (408) 730-7424,
jcucinotta@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 7:42 PM.

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

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

Commissioner Shukla's absence is excused.

ORAL COMMUNICATIONS

Cortney Jansen, City Sustainability Commissioner speaking on her own behalf, suggested that the City's Village Center Master Plan web page should be updated to notify members of the public of relevant upcoming meetings. She also questioned whether the City has protections in place in the event an application for the redevelopment of the Village Center at Maude Avenue and Mathilda Avenue is submitted prior to the adoption of the Village Center Master Plan.

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: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

1. [25-0577](#) Approve Planning Commission Meeting Minutes of April 28, 2025

Approve Planning Commission Meeting Minutes of April 28, 2025 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Pyne noted that dates on the City's Village Center Master Plan web page should be updated to include the year.

Vice Chair Davis advised that since he will be on vacation from June 15 to June 27, 2025, he is unable to attend the Planning Commission meetings scheduled for June 16, 2025, and June 23, 2025.

Chair Iglesias stated that since he will be on vacation from June 19 to July 5, 2025, he is unavailable to attend the Planning Commission meeting on June 23, 2025.

-Staff Comments

Planning Officer Shaunn Mendrin informed the Planning Commissioners that the Planning Commission meeting on May 26, 2025, will be rescheduled to May 27, 2025, since it conflicts with the Memorial Day holiday.

INFORMATION ONLY REPORTS/ITEMS

None.

2. [25-0578](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

ADJOURNMENT

Chair Iglesias adjourned the meeting at 7:49 PM.