



City of Sunnyvale

Meeting Minutes - Draft City Council

Tuesday, May 5, 2026

5:00 PM

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

Special Meeting: Closed Session - 5 PM | Regular Meeting - 7 PM

5 P.M. SPECIAL COUNCIL MEETING (Closed Session)

Call to Order

Mayor Klein called the meeting to order at 5:01 p.m.

Roll Call

Present: 5 - Mayor Larry Klein
Councilmember Murali Srinivasan
Councilmember Linda Sell
Councilmember Charlsie Chang
Councilmember Eileen Le

Absent: 2 - Vice Mayor Richard Mehlinger
Councilmember Alysa Cisneros

Councilmember Le participated via teleconference under the “Just Cause” provision of California Government Code Section 54953.8.3(c)(4).

Public Comment

Public Comment opened at 5:03 p.m.

No speakers.

Public Comment closed at 5:03 p.m.

Convene to Closed Session

Council convened to Closed Session in the Council Conference Room at 5:03 p.m.

A [26-0223](#) Closed Session Held Pursuant to California Government Code Section 54957.6:
CONFERENCE WITH LABOR NEGOTIATORS
Agency Designated Representatives: Heather Ruiz, Director of Human Resources

Employee Organization: Sunnyvale Employees' Association (SEA)/IFPTE Local 21 and Service Employees International Union (SEIU)

- B** [26-0119](#) Closed Session Held Pursuant to Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9: CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION Name of Case: C. Overaa & Co. v. City of Sunnyvale, Santa Clara County Superior Court Case No. 25CV462318; Initiation of Cross-Complaint

Adjourn Special Meeting

Mayor Klein adjourned the meeting at 6:48 p.m.

7 P.M. COUNCIL MEETING

CALL TO ORDER

Mayor Klein called the meeting to order at 7:02 p.m.

SALUTE TO THE FLAG

Mayor Klein led the salute to the United States flag.

ROLL CALL

- Present:** 4 - Mayor Larry Klein
Councilmember Murali Srinivasan
Councilmember Linda Sell
Councilmember Charlsie Chang
- Absent:** 3 - Vice Mayor Richard Mehlinger
Councilmember Alysa Cisneros
Councilmember Eileen Le

CLOSED SESSION REPORT

Mayor Klein reported that Council met in Closed Session Held Pursuant to California Government Code Section 54957.6: CONFERENCE WITH LABOR NEGOTIATORS Agency Designated Representatives: Heather Ruiz, Director of Human Resources Employee Organization: Sunnyvale Employees' Association (SEA)/IFPTE Local 21 and Service Employees International Union (SEIU); nothing to report.

Mayor Klein reported that Council met in Closed Session Held Pursuant to

Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9: CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION Name of Case: C. Overaa & Co. v. City of Sunnyvale, Santa Clara County Superior Court Case No. 25CV462318; Initiation of Cross Complaint); with a vote of 5-0-2 (Mehlinger, Cisneros absent) Council directed the City Attorney to file a cross complaint.

SPECIAL ORDER OF THE DAY

C [26-0279](#) Small Business Week

Mayor Klein spoke in honor of Small Business Week.

Sam Reifi, Operations Manager, S and S Tire and Auto Repair, spoke in recognition of Small Business Week.

D [26-0280](#) City Staff Recognition (Public Service Recognition Week, Public Works Week, and Municipal Clerks Week)

Mayor Klein spoke in honor of Public Service Recognition Week, Public Works Week, and Municipal Clerks Week.

Human Resources Director Heather Ruiz spoke in recognition of City of Sunnyvale employees.

ORAL COMMUNICATIONS

Councilmember Sell announced the Adopt-A-Storm Drain Program, the Community Equity Assessment, and the Electrify Your Life Fair.

Angie Hinson shared their concerns with the proposed Las Palmas Park renovation concept option 1.

Russ Melton, Chief Executive Officer, Sunnyvale Chamber of Commerce, provided a presentation covering past and future Chamber of Commerce events.

Emmanuel Guerrero provided a presentation of their concerns with the proposed Las Palmas Park renovation concepts that fence in open green space and install field lights and with the validity of the community survey results.

Daryl Jamgotchian provided a presentation of their concerns with the proposed Las Palmas Park renovation concepts that fence in open green space and install field lights and with the validity of the community survey results.

Paula Jinbo voiced their input on Las Palmas Park renovation project and to how future community surveys should be conducted.

CONSENT CALENDAR

Public Comment opened at 7:38 p.m.

Afsaneh Jabbar requested agenda item 1.D be pulled from the Consent Calendar.

Public Comment closed at 7:38 p.m.

MOTION: Councilmember Srinivasan moved and Councilmember Sell seconded the motion to approve agenda items 1.A through 1.C and 1.E.

The motion carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

1.A [26-0071](#) Approve the List(s) of Claims and Bills Approved for Payment by the City Manager

Approve the list(s) of claims and bills.

1.B [26-0412](#) Amend an Existing Contract with MRF Designs LLC for Consultant Services, Increase the Not-to-Exceed Amount to \$372,850, and Extend the Term Through December 31, 2027 (F26-389)

Take the following actions:

- Authorize the City Manager to amend an existing contract for with MRF Designs LLC consultant services, increasing the not to exceed amount from \$232,760 to \$372,850 and extending the contract term through December 31, 2027;
- Authorize the City Manager to execute the amendment when all necessary

conditions have been met; and

- Authorize City Manager to amend and increase not to exceed budgeted amounts, provided pricing and service remain acceptable to the City.

- 1.C** [26-0466](#) Approve the Second Amendment to the Agreement with Bastion Security Services for Unarmed Security Patrol Services, Increasing the Not-to-Exceed Amount to \$270,000 and Extending the Term Through May 14, 2027

Take the following actions:

- Approve a Second Amendment to the Agreement with Bastion Security Services in substantially the same form as Attachment 1 to this report, increasing the contract by \$95,000 for a new not to exceed total of \$270,000, and exercising the second of three contract extensions through May 14, 2027;
- Authorize the City Manager to execute the amendment when all necessary conditions have been met; and
- Authorize the City Manager to approve compensation adjustments and exercise the remaining contract extension, subject to budget availability and satisfactory performance.

- 1.D** [26-0445](#) Approve a \$34,500,000 Increase to the Construction Contingency in the Construction Contract with Walsh Construction Company II, LLC for the Sunnyvale Cleanwater Program Secondary Treatment and Thickening/Dewatering Project (PW22-17); Authorize Amending an Existing Contract with Psomas for Construction Management Services (F15-40); and Approve Budget Modification No. 19 in the Amount of \$38,258,785

Public Hearing opened at 7:41 p.m.

Afsaneh Jabbar shared their concerns with delays and budget increases to the Sunnyvale Cleanwater Program Secondary Treatment and Thickening/Dewatering Project.

Public Hearing closed at 7:44 p.m.

MOTION: Councilmember Srinivasan moved and Councilmember Sell seconded the motion to take the following actions:

1. Approve a \$34,500,000 increase to the contract contingency in the Construction Contract with Walsh Construction Company II, LLC for the Sunnyvale Cleanwater

- Program Secondary Treatment and Thickening/Dewatering Project;
2. Approve the 12th Amendment to Consultant Services Agreement in substantially the same format as Attachment 3 to the report to increase the contract amount with Psomas of Walnut Creek, increasing the not to exceed contract amount by \$3,417,077 to \$39,846,201201 and extend the term of the agreement through May 1, 2029;
 3. Authorize the City Manager to execute the 12th Amendment to the Consultant Services Agreement when all necessary conditions have been met;
 4. Approve a 10% contract contingency in the amount of \$341,708; and
 5. Approve Budget Modification No. 19 in the amount of \$38,258,785

The motion carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

- 1.E** [26-0449](#) Approve the Fiscal Year 2026/27 and Fiscal Year 2027/28 Sustainability Speakers Series Topics

Approve the FY 2026/27 and FY 2027/28 Sustainability Speaker Series topics as proposed by the Sustainability Commission, with the provision that the implementation of up to three events will be contingent on speaker availability, staffing resources, and available budget. Staff collaborated with the Subcommittee during the development of the proposed Series and generally supports the topics selected and new format.

PUBLIC HEARINGS/GENERAL BUSINESS

At this time Council heard agenda item 6.

- 6** [26-0502](#) Proposed Project: Adopt an Urgency Interim Ordinance Pursuant to Government Code Section 65858 Adopting a Temporary Moratorium on the Establishment and Operation of

“Smoke Shops,” as Defined, and Introduce an Ordinance to Regulate the Sale and Distribution of Nitrous Oxide within the City of Sunnyvale.

Location: Citywide

File #: PLNG-2026-0232

Environmental Review: Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)), would not result in a significant impact.

Staff: Rebecca Moon, (408) 730-2700,
rmoon@sunnyvale.ca.gov

City Attorney Rebecca Moon provided the staff report.

Public Hearing opened at 7:49 p.m.

No speakers.

Public Hearing closed at 7:49 p.m.

MOTION: Councilmember Srinivasan moved and Councilmember Sell seconded the motion to continue the agenda item to May 19, 2026.

The motion carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

- 2** [26-0266](#) Public Hearing to Adopt a Resolution Confirming the Annual Report to Levy and Collect an Annual Assessment for the Downtown Sunnyvale Business Improvement District (BID) for Fiscal Year 2026/27

Economic Development Manager Christine Velasquez provided the staff report.

Molly McClendon, Board of Directors Treasurer, Sunnyvale Downtown Business Association, provided the Sunnyvale Downtown Business Association report.

Public Hearing opened at 7:56 p.m.

No speakers.

Public Hearing closed at 7:56 p.m.

Economic Development Manager Christine Velasquez announced the BID Annual Assessment received 0 protests.

MOTION: Councilmember Srinivasan moved and Councilmember Chang seconded the motion to approve Alternative 1: Adopt a Resolution to confirm the Annual Report and Levy and Collect and Annual Assessment for the Downtown Sunnyvale Business Improvement District for Fiscal Year 2026/27.

The motion carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

- 3** [26-0485](#) Introduce an Ordinance Amending Chapter 19.71 of the Sunnyvale Municipal Code (SMC) Relating to the Residential Tenant Protections Program

Housing Specialist Ryan Dyson provided the staff report and presentation.

Public Hearing opened at 8:38 p.m.

Janet Murdock shared their concerns with enacting tenant laws that impact small landlords and their ability to properly maintain the property.

Marie Bernard, Executive Director, Sunnyvale Community Services, spoke in support of increasing tenant protections related to the Residential Tenant Protections Program.

Anil Babbar, Senior Vice President-Local Public Affairs, California Apartment

Association, voiced their concerns with increasing relocation assistance and its negative impacts on housing and rental costs.

Emily Ann Ramos, Tenant Protection & Empowerment Associate, SV@Home, communicated their support for the staff recommendation to increase relocation assistance required during no fault, just cause evictions to three months.

Valerie spoke in support of approving the staff recommendation of Alternatives 1 and 3.

Katya Weiss shared their support for increasing the relocation assistance required during no fault, just cause evictions to three months.

Public Hearing closed at 8:54 p.m.

MOTION: Councilmember Srinivasan moved the motion to approve Alternatives 1 and 3:

- 1) Introduce an Ordinance amending Sunnyvale Municipal Code Chapter 19.71 Residential Tenant Protections Program to increase relocation assistance required during no fault, just cause evictions to three (3) months; and
- 3) Direct staff to study additional tenant protections for "Day 1" just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

The motion failed due to the lack of a second.

MOTION: Councilmember Chang moved and Councilmember Sell seconded the motion to approve Alternative 3: Direct staff to study additional tenant protections for "Day 1" just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

FRIENDLY AMENDMENT: Mayor Klein offered a friendly amendment to add to the motion, not introducing an ordinance and direct staff to explore potential enforcement measures for noncompliance of tenant protections by landlords. Councilmembers Sell and Chang accepted the friendly amendment.

MOTION AS AMENDED RESTATED: Councilmember Chang moved and Councilmember Sell seconded the motion to:

- Approve Alternative 3: Direct staff to study additional tenant protections for "Day 1"

just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance;

- Not introduce an ordinance; and
- Direct staff to explore potential enforcement measures for noncompliance of tenant protections by landlords

The motion as amended carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

City Council took a recess at 9:07 p.m. and reconvened at 9:17 p.m. with Mayor Klein, and Councilmembers Srinivasan, Sell and Chang present.

4 [26-0482](#) Consider Approval of Draft 2026/27 Housing and Urban Development (HUD) Action Plan

Housing Programs Analyst Mathew Hazel provided the staff report.

Public Hearing opened at 9:30 p.m.

Melanie Faure, Upwards, spoke to Upwards' community childcare services and how they are using their HUD funding.

Pilar Furlong, Chief Community Resources Officer, Bill Wilson Center, shared Bill Wilson Center's community service offerings and how HUD funding supports these services.

Deanne Everton, Executive Director, Rebuilding Together Silicon Valley, spoke to Rebuilding Together Silicon Valley community services offerings.

Marie Bernard, Executive Director, Sunnyvale Community Services, spoke to Sunnyvale Community Services program offerings and how they use the HUD grant

funding.

Steve Scandalis asked if the City can make it a practice of understanding how HUD Action Plan participants use and seek funding outside of City of Sunnyvale grants.

Public Hearing closed at 10:03 p.m.

MOTION: Councilmember Sell moved and Councilmember Srinivasan seconded the motion to approve Alternative 1: Adopt the draft 2026/27 Housing and Urban Development (HUD) Action Plan as shown in Attachment 2 to this report.

The motion carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

- 5** [26-0481](#) Introduce an Ordinance of the City of Sunnyvale Amending Chapter 19.96 (Heritage Preservation) of Title 19 (Zoning) of the Sunnyvale Municipal Code Temporarily Excluding the Murphy Station Heritage Landmark District Located at the 100 Block of South Murphy Avenue and Surrounding Parcels that Make up the Heritage Landmark District, a Historic Resource on the Local Historic Register, from Applicability of SB 79 Provisions, and Amending the Zoning Map to add a Note Indicating this Exclusion (File No. PLNG-2026-0118)

Community Development Director Trudi Ryan provided the staff report and presentation.

Public Hearing opened at 10:29 p.m.

Gabriel voiced support for excluding parking lots from the Ordinance and general support for SB 79 increased density.

Public Hearing closed at 10:32 p.m.

MOTION: Councilmember Sell moved and Councilmember Srinivasan seconded the motion to approve Alternative 1: Introduce an ordinance of the City of Sunnyvale (Attachment 5 to this report) amending Chapter 19.96 (Heritage Preservation) of Title 19 (Zoning) of the Sunnyvale Municipal Code temporarily excluding the Murphy Station Heritage Landmark District located at the 100 block of South Murphy Avenue and surrounding parcels that make up the Heritage Landmark District, a historic resource on the local historic register, from applicability of SB 79 provisions, and amending the Zoning Map to add a note indicating this exclusion.

City Clerk David Carnahan read the ordinance title for the record.

The motion carried with the following vote:

Yes: 4 - Mayor Klein
Councilmember Srinivasan
Councilmember Sell
Councilmember Chang

No: 0

Absent: 3 - Vice Mayor Mehlinger
Councilmember Cisneros
Councilmember Le

COUNCILMEMBERS REPORTS ON ACTIVITIES FROM INTERGOVERNMENTAL COMMITTEE ASSIGNMENTS

Councilmember Srinivasan reported on their attendance at a Valley Water Commission meeting.

Councilmember Sell reported on Valley Transportation Authority outreach efforts to agencies within their service area.

NON-AGENDA ITEMS AND COMMENTS

-Council

Mayor Klein spoke to Councilmember Srinivasan and Chang's appointment to the ad hoc advisory committee on boards and commissions along with the Mayor.

-City Manager

City Manager Tim Kirby provided an update on the upcoming City Manager's

Recommended Budget release and how to best navigate the document.

INFORMATION ONLY REPORTS/ITEMS

- [26-0039](#) Tentative Council Meeting Agenda Calendar
- [26-0041](#) Board/Commission Meeting Minutes
- [26-0405](#) Mayoral Announcement of Mayor-Appointed Ad Hoc Advisory Committee on Boards and Commissions (Information Only)

ADJOURNMENT

Mayor Klein adjourned the meeting at 10:46 p.m.