



**7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Chair Iglesias called the meeting to order at 7:20 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 Pyne moved and Commissioner Davis seconded the motion to approve the Consent Calendar with the following revision to the Planning Commission meeting minutes of May 26, 2026:

1.) Note that the first Commissioner comment on page 6 must be updated to read as follows: "Commissioner Figone suggested a review of the City's outreach process to maximize community engagement and encourage meaningful feedback early in the process."

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. [26-0575](#) Approve Planning Commission Meeting Minutes of May 26, 2026

### **PUBLIC HEARINGS/GENERAL BUSINESS**

2. [26-0564](#) **Proposed Project:** Recommend that City Council Adopt an Ordinance Extending the Urgency Interim Ordinance Pursuant to Government Code Section 65858 Imposing a Temporary Moratorium on the Establishment and Operation of 'Smoke Shops' for an Additional 10 Months, 15 Days.  
**Location:** Citywide  
**File #:** PLNG-2026-0232  
**Environmental Review:** Exempt California Environmental Quality Act (CEQA) Government Code 15061(b)(3)), would not result in a significant impact.  
**Staff:** Rebecca Moon, (408) 730-2700, rmoon@sunnyvale.ca.gov

City Attorney Rebecca Moon presented the staff report with an oral presentation.

Commissioner Davis confirmed with City Attorney Moon that the City Council approved the urgency interim ordinance with a unanimous vote.

At Commissioner Serrone's request, City Attorney Moon explained that the proposed ordinance does not define primary use, but City staff will have discretion to determine whether the primary use of a retail business is considered a smoke shop. She added that due process will allow businesses to challenge violations of the proposed ordinance.

Commissioner Serrone confirmed with City Attorney Moon that a standalone cigar store or a retailer that sells pipe tobacco would be subject to the proposed ordinance unless they are already lawfully established.

City Attorney Moon advised Commissioner Serrone that the purpose of the moratorium is to study issues surrounding smoke shops and consider how to best

regulate the products they sell. Commissioner Serrone shared his concerns about retailers finding ways to continue selling unlawful products despite the adoption of the proposed ordinance.

Commissioner Pyne confirmed with City Attorney Moon that while the final policy may be ready for consideration within the next year, another extension of the urgency interim ordinance may also be considered.

Vice Chair Shukla received clarification from City Attorney Moon about how the City does not currently have a permit to regulate smoke shops. City Attorney Moon added that once one is implemented, the City may revoke the permit of businesses engaged in illegal conduct.

Vice Chair Shukla confirmed with City Attorney Moon that the City does not allow the sale of cannabis.

Chair Iglesias noted that the date of the City Council meeting referenced on the first page of Attachment 2 to the staff report should be May 19, 2026.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

MOTION: Commissioner Pyne moved, and Commissioner Sigura seconded the motion to recommend Alternative 2 to the City Council: Adopt the Ordinance extending the Urgency Interim Ordinance imposing a temporary moratorium on the establishment and operation of “smoke shops” for an additional 10 months and 15 days, found in Attachment 2, with a modification to correct the date noted in the preamble to May 19, 2026.

Commissioner Pyne urged the Planning Commissioners to vote in support of the motion.

Commissioner Sigura spoke in favor of the motion and explained why.

Commissioner Davis confirmed his support for 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**

This recommendation will be forwarded to the City Council for consideration at the June 16, 2026, meeting.

- 3.**        [26-0541](#)        **Proposed Project:** Related applications on a 1.97-acre site:  
**MOFFETT PARK SPECIAL DEVELOPMENT PERMIT:** to demolish the existing one-story 25,820-square foot office building and construct an 8-story, 265-unit apartment building (297,406 square feet) with 217 parking spaces, and a 14,700-square foot neighborhood park.
- Location:** 1215 Bordeaux Dr. (APN: 110-25-017)  
**File #:** PLNG-2025-0582  
**Zoning:** Moffett Park - Residential (MP-R)  
**Applicant / Owner:** Beam Reach (applicant) / Deerfield 1215 Bordeaux LLC (owner)  
**Environmental Review:** Environmental impacts of the project are addressed in the Moffett Park Specific Plan Environmental Impact Report (EIR); no additional review required per CEQA Guidelines Section 15183.  
**Project Planner:** Wendy Lao, (408) 730-7408, WLao@sunnyvale.ca.gov

Senior Planner Wendy Lao presented the staff report with a slide presentation.

Commissioner Serrone questioned whether shared parking with adjacent sites has been considered for the proposed project. Senior Planner Lao responded that while this has been considered, no agreement has been reached to make it effective.

Commissioner Serrone confirmed with Senior Planner Lao that since the proposed project will provide two electric vehicle (EV) charging parking spaces and three EV-ready parking spaces, it meets the 2025 CALGreen residential mandatory measures. However, a concession is being requested since the proposed project

does not meet applicable Moffett Park Specific Plan (MPSP) requirements for EV charging parking spaces.

Commissioner Serrone confirmed with Senior Assistant City Attorney Sandra Lee that there is no cost threshold associated with concessions under the State Density Bonus Law.

Commissioner Serrone asked how power outages affecting the proposed project's mechanical parking system will be addressed. Principal Planner Julia Klein responded that the applicant will be able to provide information on this matter.

Commissioner Serrone and Kristy Weis, environmental consultant, discussed how concerns raised by WRA Inc. regarding elements of the proposed project's design will be addressed.

Commissioner Serrone and Ms. Weis discussed how the proposed project's site mitigation plan will address contaminated soil on site prior to building permit issuance. Principal Planner Klein added that the on-site contamination will need to meet the required threshold for residential development. Senior Assistant City Attorney Lee noted that there are also applicable conditions of approval associated with the MPSP Environmental Impact Report (EIR) that the proposed project must meet prior to building permit issuance.

Commissioner Serrone received an explanation from Principal Planner Klein regarding how it will be determined whether the Transportation Demand Management Plan's long-term trip reduction target is met.

Commissioner Serrone received clarification from Principal Planner Klein about how waivers and concessions may not be requested for EIR mitigation measures that are intended for safety reasons.

Commissioner Serrone noted that the proposed project will have exclusively accessible parking spaces. Senior Planner Lao responded that consideration may potentially be given to share EV charging between the loading space and the adjacent accessible parking space in the proposed project's garage.

Commissioner Serrone and Principal Planner Klein discussed the reduced square footage for the neighborhood park.

Commissioner Pyne confirmed with Senior Assistant City Attorney Lee that a concession or waiver may be denied if it had a specific adverse impact upon public health and safety.

Commissioner Pyne asked whether the proposed project considered the bird safe design and native plant species recommended in Attachment 13 to the staff report. Senior Planner Lao responded that the project will comply with the bird-safe design and landscaping standards through a project condition of approval, and the applicant will be able to provide additional details.

Commissioner Davis confirmed with Senior Assistant City Attorney Lee that the proposed project is subject to Senate Bill (SB) 330 and the Housing Accountability Act requirements regarding hearing limits.

Commissioner Davis shared his thoughts on the proposed project's number of dwelling units.

Tom Holt (applicant) and Edward Kim (project architect) presented additional information on the proposed project.

Commissioner Serrone and Mr. Holt discussed the number of parking spaces for the proposed project. Mr. Holt explained that if the need for additional EV charging stations and parking spaces arises, the issue will be addressed.

Commissioner Serrone questioned why PG&E was selected as the energy provider for the proposed project rather than Silicon Valley Clean Energy.

Vice Chair Shukla discussed features of the proposed project with Mr. Holt, including its columns, lack of storage, mechanical parking system, and bird safe design elements.

Commissioner Pyne and Mr. Holt discussed the ability of the proposed project to address future residents' EV charging needs.

Commissioner Pyne and Commissioner Davis confirmed with Mr. Holt that the plant palette recommendations outlined in Attachment 13 to the staff report are reflected in the plans for the proposed project.

Chair Iglesias shared his thoughts on the proposed project's design and spoke in

overall support of it.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

Mr. Holt provided closing comments.

**MOTION:** Commissioner Davis moved, and Vice Chair Shukla seconded the motion to approve Alternative 1: Approve the Moffett Park Special Development Permit with the Recommended Findings in Attachment 2 and Recommended Conditions of Approval in Attachment 3.

Commissioner Davis voiced his support for the proposed project and the motion.

Vice Chair Shukla expressed her support for the proposed project and highlighted design features that she is particularly in awe of.

Commissioner Pyne shared his perspective on EV charging capabilities offered by the proposed project, acknowledged several design features favorable to him, and confirmed his support for the motion.

Commissioner Serrone spoke in support of the proposed project's addition of housing units to the Moffett Park area and the applicant's assurance of providing additional EV chargers if demand for them increases. He also stated that he is supportive of the motion.

Chair Iglesias agreed that he is in support of the motion and the proposed project.

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**

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, June 23, 2026.

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

None.

**-Staff Comments**

Principal Planner Julia Klein informed the Planning Commission that on June 16, 2026, the City Council will consider the Fiscal Year 2026/27 Budget and Fee Schedule for adoption.

**ADJOURNMENT**

Chair Iglesias adjourned the meeting at 9:09 PM.