



**DRAFT MINUTES
CUPERTINO CITY COUNCIL
Tuesday, August 30, 2022**

SPECIAL MEETING – CONTINUED FROM AUGUST 29, 2022

At 5:02 p.m., Mayor Darcy Paul called the Special City Council Meeting to order in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference.

ROLL CALL

Present: Mayor Darcy Paul, Vice Mayor Liang Chao, and Councilmembers Kitty Moore, Hung Wei, and Jon Robert Willey. Absent: None. All Councilmembers attended the meeting via teleconference.

ORDINANCES AND ACTION ITEMS - CONTINUED

Council continued the hearing, consideration, deliberation, and decisions on all items listed as Special Meeting Item 2 on the Monday, August 29, 2022 City Council agenda.

2. Subject: Discuss Priority Housing Sites for the 2023-2031 Housing Element update (Continued from August 16, 2022)
Recommended Action: That the City Council receive the report and presentation, provide input on the proposed housing inventory sites, and consider approval of the sites on the “Recommended Sites Inventory Table” (Attachment D) as the 6th Cycle Housing Element sites inventory
Presenter: Luke Connolly, Senior Planner, Community Development Department

Written communications for this item included an updated staff presentation, Council Comments from August 29, and emails to Council.

Mayor Paul provided a recap of what was discussed at the August 29 meeting.

City Manager Pamela Wu provided a summary of staff follow-up from the August 29 hearing.

Council recessed from 5:37 p.m. to 5:40 p.m.

Councilmembers asked questions and made comments.

Senior Planner Luke Connolly gave an updated presentation.

Mayor Paul opened the public comment period and the following people spoke.

Jennifer Griffin supported additional hearing dates, continued public outreach, preserving historic properties, and using the Outback site for supportive housing.

Lisa Warren was concerned about comments on the EIR (Environmental Impact Report) and definitions for pipeline projects, and supported the Cleo Ave site.

Housing Commissioner Tessa Parish (representing self) supported 20 units for the Linda Vista property with incentives to add more units.

Vijay Kasi supported building a single-family home on his property which is zoned ML and does not qualify because of size limits.

Jean Bedord supported owner incentives to achieve higher density and nurturing manufacturing in light industrial zones and was concerned about traffic.

Barris Evulich supported 20 dwelling units per acre on his Linda Vista property.

Gauri Chawla supported continued consideration of pipeline projects, housing for teachers, and sites with walkability.

Scott Connelly was concerned about the Linda Vista property distance from Bubb Road and supported a blended density of 20 and 30 units an acre.

Mayor Paul closed the public comment period.

Councilmembers asked questions and made comments.

Council recessed from 7:04 p.m. to 7:10 p.m.

Senior Planner Luke Connolly continued the presentation.

Councilmembers asked questions and made comments.

Mayor Paul opened the public comment period and the following people spoke.

Jennifer Griffin supported looking into the use of the railroad tracks in the Bubb Road Area and potentially closing a section.

Lisa Warren supported confirming owner interest and additional hearings before deciding and opposed eliminating areas without further review.

Mayor Paul closed the public comment period.

Mayor Paul reopened the public comment period and the following people spoke.

Vijay Kasi asked about the process to submit a request to develop his property if it does not fit within the zoning guidelines.

Mayor Paul closed the public comment period.

Senior Planner Luke Connolly continued the presentation.

Councilmembers asked questions and made comments.

Mayor Paul opened the public comment period and the following people spoke.

Lisa Warren supported considering housing in areas that were not selected by staff or consultants and supported the Outback Steakhouse site as a Tier 1 site.

Jennifer Griffin supported the Outback site as a good location for supportive housing instead of the Vallco property.

Mayor Paul closed the public comment period.

Mayor Paul reopened the public comment period and the following people spoke.

Scott Connelly supported the Outback Steakhouse site as a Tier 1 site for affordable housing.

Mayor Paul closed the public comment period.

Council recessed from 8:58 p.m. to 9:25 p.m.

Community Development Director Ben Fu and Planning Manager Piu Ghosh reviewed

the consolidated Council comments from the August 29 and August 30 meetings.

Mayor Paul opened the public comment period and the following people spoke.

Jennifer Griffin was concerned about quality of life and loss of local control.

Lisa Warren supported an in-person meeting format and additional hearings.

Mayor Paul closed the public comment period.

Moore moved and Wei seconded to approve the housing inventory site list as modified with Council's input:

Map A - North Vallco Park

- No changes

Map B - Vallco Shopping District/Simeon Property only

- No changes

Map C - North Blaney/Mini-storage and adjacent single-family residence

- Remove single-family lot due to negative owner response (Wei; Chao; Paul; Willey; Moore).
- Set densities ranging from 30 du/ac to 40 du/ac up against the sound wall for 1.76 acre site (average 35 du/ac) (Moore; Paul; Willey; Chao; Wei)

Map D - South Blaney

- Increase density for site 11a (Tintin Market and adjacent strip mall) from 20 du/ac to 30 du/ac (Paul; Chao; Moore; Wei).
- Increase 11b (Former Taco Bell and adjacent residential lots) from 30 du/ac to 50 du/ac (Chao; Moore; Wei; Paul). (+29 units; Total 66 units)

Map E- HOC East

- Remove sites 18a (United Furniture) from inventory (Chao; **Moore**; Willey)
- Remove site 18b (gas station) (Wei; Chao; **Moore**)
- Move office sites 18c (HSBC Bank and others) and 18d (Keller Williams) from Tier 2 to Tier 1 due to owner interest (Chao; Moore; Paul; Wei).
- Reduce density for sites 18c and 18d from 50 du/ac to 35 du/ac (Willey; Paul; Wei; Chao)

Map F- HOC Central

- Site 16b (Coconut Café) Change density to 30 du/ac and move to Tier 1 (Moore; Paul; Wei; Willey)
- Site 16c (Sun Design) owner interest. Change density to 30 du/ac and move to Tier 1 (Moore; Paul; Wei; Willey; Chao)

Map G-HOC Crossroads

- Move site 15a (Lei Garden Restaurant), site 15b (Mr. Sun Tea) from Tier 2 to Tier 1 at 30 du/ac (Moore; Paul; Chao; Willey)
- Retain site 15c (Fontana's) as a Tier 2 site (Chao; Willey; Wei; Paul; Moore)
- Remove site 15d (Sprouts to Party City/Pizza Hut), site 15e (Staples), site 15f (Dish'n'Dash), and site 15g (Staples parking lot) from the Tier 2 inventory to preserve retail (Chao; Moore; Paul; Willey).

Map H-Homestead Road

- Move site 20b (Homestead Bowl and adjacent strip malls) from Tier 1 to Tier 2 (Chao; Moore; Wei; Willey; Paul).

Map I-HOC West

- Increase density for site 14a (Mary Avenue R-O-W) from 30 du/ac to 50 du/ac (Chao; Moore; Wei; Willey; Paul).

Map J – S. De Anza

- Move site 23c from Tier 2 to Tier 1 (Paul; Chao; Moore; Willey; Wei)
- No further discussion on all the Tier 1 sites on S. De Anza (Paul; Wei; Willey; Moore)

Map K - Jollyman

- *No changes*

Map L – Monta Vista South Neighborhood

- *No changes*

Map M - Monta Vista North Neighborhood

- 7a – reduce minimum density to 20 du/acre (Willey; Wei; Chao)

Map N – Bubb Rd. Special Area

- Add all east side sites in the Bubb Road area except CalTrans and two Durect sites to Tier 2 at 30 du/ac (Wei; Moore; Chao; Paul; Willey)

Map O – Homestead Rd. Special Area

- No changes

Map P – Creston-Pharlap Neighborhood

- Keep all Tier 1 sites (Willey; Wei; Moore; Paul)

North De Anza

- Include Former Outback Steakhouse site in inventory as Tier 2 site (Moore, Paul, Chao, Wei) –

Monta Vista Village

- Add 21801 Stevens Creek Blvd as a Tier 2 site.

The motion carried unanimously.

ADJOURNMENT

At 12:22 a.m., on Wednesday, August 31, Mayor Paul adjourned the Special City Council Meeting.

Kirsten Squarcia, City Clerk