

Commission Report - Tracy Kosolcharoen - March 24, 2026

- **On March 11-13, three Cupertino Planning Commission members attended the 2026 Planning Commissioners Academy.** I thank staff for making available this excellent opportunity to meet other commissioners from across the state, learn about the latest housing legislation, and further our knowledge on topics like CEQA, wildfire risk, and the planning process.
- **Some observations/learnings:**
 - **There are many new state and assembly bills coming down the pipeline that may significantly impact local control across planning, permitting, and housing finance.** These bills are at an early stage and may change quite a bit by the time they are signed, but the city may want to track them in its legislative review committee.
 - Source:https://www.calcities.org/docs/default-source/planning-commissioners-academy---session-materials/legislative-update18f98ab2-6a98-490e-a10e-b7f89c07a33d.pdf?sfvrsn=10e0e4f4_1
 - **AB130 is a very new state law.** Only one commissioner I met had dealt with an AB130 project.
 - **A common theme during the conference was around Planning Commission's significantly reduced quasi-judicial authority on housing projects, due to new state laws.** The Planning Commission still plays an advisory role in General Plans and other legislative decisions, and a quasi-judicial role for non-residential projects.
 - *Practical Guidance for Planning Commissioners session, slides 6-10:* Localities face “Greatly reduced timelines for many approvals, more ministerial approvals (no public input, no CEQA), increased authority to HCD, and increased penalties for noncompliance.”
 - Source:https://www.calcities.org/docs/default-source/planning-commissioners-academy---session-materials/california-housing-law-updates-practical-guidance-for-planning-commissioners.pdf?sfvrsn=b92c0930_1
 - **Planning Commissions should build for resiliency – “ability to adapt, withstand, and recover.”** *Resiliency in Action session, slide 8* provides some excellent questions we should ask: “Does this decision increase or reduce our community’s vulnerability to known hazards? How will this project perform as conditions change? Does this decision strengthen or undermine our adopted resiliency goals?”
 - Source:https://www.calcities.org/docs/default-source/planning-commissioners-academy---session-materials/resiliency-in-action-what-every-planning-commissioner-should-ask---streeter.pdf?sfvrsn=363b62ee_1
- If residents want to provide input around state housing laws, they are encouraged to contact their legislators.