



MINUTES
CUPERTINO PLANNING COMMISSION
Wednesday, November 12, 2025

At 6:45 p.m. Chair Santosh Rao called the Regular Planning Commission meeting to order and led the Pledge of Allegiance in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference.

ROLL CALL

Present: Chair Santosh Rao, Vice Chair Tracy Kosolcharoen, and Commissioners Steven Scharf, Seema Lindskog and David Fung. Absent: None.

APPROVAL OF MINUTES

1. Subject: Approval of the October 28, 2025 Planning Commission Minutes.
Recommended Action: Approve the October 28, 2025 Planning Commission Minutes.

MOTION: Rao moved and Lindskog seconded to approve the October 28, 2025 Planning Commission Minutes. The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Scharf, Lindskog, Fung. Noes: None. Abstain: None. Absent: None.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Jennifer Griffin discussed proposed changes to city governance and potential reforms to California's CEQA law. She noted that the California Chamber of Commerce was planning a 2026 initiative to modify CEQA following disagreements with recent legislative actions by the governor, Senator Wiener, and Assemblymember Wicks. She emphasized the importance of monitoring these developments closely.

Rhoda Fry expressed concern about newly installed artsy bike racks in town, noting that their design could potentially trap children. After checking with the building department, she learned the racks were not reviewed for safety and urged the city to conduct due diligence before installing more. Drawing on her 40 years in Cupertino, she also pointed out recurring ADA compliance issues in city projects and suggested involving the building department more closely to prevent such problems.

PUBLIC HEARINGS

2. Subject: Consideration of a new residential development project consisting of 55-townhome-condominium units and 10 ADUs, housed within ten three-story buildings, on three contiguous parcels, totaling 2.72-acres, located on the south side of Stevens Creek Boulevard at the present location of the Idlewild Shopping Center/United Furniture. (Application No(s): DP-2024-004, ASA-2024-008, TM-2024-005, & U-2025-004; Applicant(s): Nick Kosla (Toll Brothers); Location: 10075 E. Estates & 19610 Stevens Creek Blvd. (A.P.N.: 369-06-002, - 003, -004)
Recommended Action: Staff recommend that the Planning Commission adopt the draft resolutions recommending that the City Council:
1. Find the project exempt from the California Environmental Quality Act (CEQA) and
 2. Approve the following permits:
 - a. Development Permit (DP-2024-004) (Attachment 1);
 - b. Use Permit (U-2025-004) (Attachment 2);
 - c. Architectural & Site Approval Permit (ASA-2024-008) (Attachment 3);
 - d. Tentative Final Map (TM-2024-005) (Attachment 4)

Chair Rao opened the Public Hearing and the floor to ex-parte disclosures.

Assistant Director of Community Development Luke Connolly introduced Senior Planner Gian Martire, who gave a presentation.

Assistant Director of Community Development Luke Connolly introduced the applicant, who gave a presentation.

Commissioners asked questions which staff responded to.

Chair Rao opened the public comment period and the following people spoke:

- Jennifer Griffin
- Henry Choi
- Jeff Shavea
- Nick Kosla
- Peggy Griffin
- Sunil Satnur
- Prabal Bhattacharya
- Rhoda Fry

Chair Rao closed the public comment period.

At 8:37 p.m., Chair Rao recessed the meeting. The meeting reconvened at 8:43 p.m. with all Commissioners present. After discussion by the Commissioners, the Public Hearing was closed.

MOTION: Rao moved and Lindskog seconded to move the staff recommendation. The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Scharf, Lindskog, Fung. Noes: None. Abstain: None. Absent: None.

NEW BUSINESS - None

STAFF AND COMMISSION REPORTS –

Assistant Director of Community Development Luke Connolly discussed the upcoming Planning Commissioner Academy.

FUTURE AGENDA SETTING – None

ADJOURNMENT

At 9:26 p.m. Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson

Lindsay Nelson, Administrative Assistant