



CITY COUNCILMEMBER REPORT

Meeting: Tuesday, September 16, 2025

Reporting Councilmember: Mayor Liang Chao

Report Dates: 7/9/25 to 7/31/25

- Last Activity Report in the [July 15, 2025 Council Meeting Agenda](#)

Section 1: Announcement - Message from the Mayor:

❖ **Mayor's Initiatives** and other updates:

- **Cupertino Stories:** You are welcome to email entries to CupertinoStories@gmail.com.
 - Thank you to Cupertino Science Technology University (CSTU) for managing the project. They have developed tools to convert audio/video stories to text.
 - The website will be redesigned soon to accept story submissions.

- ❖ **Monthly Chat with Mayor** **Community Meetings:** These meetings will be generally held on the second Monday at 5pm each month, but it might be moved to other Mondays if needed. The location will rotate so that we cover different businesses each month.

A promotional poster for "MONTHLY CHATS With Cupertino Mayor Liang Chao". The top half features a photo of Mayor Liang Chao and two residents sitting around a table, discussing issues. The bottom half contains text about the chat series, including the date (second Monday of each month at 5 to 8 p.m.) and a list of 2025 dates. A QR code is also present with the text "LEARN MORE".

MONTHLY CHATS
With Cupertino Mayor Liang Chao

Get ready to discuss the issues that matter most to you. Mayor Liang Chao is hosting a Monthly Chat Series in Cupertino throughout 2025. Residents and businesses are invited to these meetings to talk about any topic they wish with one of the City's decision-makers.

Monthly Chats will be held on the **second Monday** of each month at 5 to 8 p.m. with the location to be announced ahead of each Monthly Chat.

Suggestions for future locations to host Monthly Chats are welcome. Please email your ideas to LChao@cupertino.gov.

2025 DATES

| | |
|---------------------|---------------------|
| Monday, January 13 | Monday, July 14 |
| Monday, February 10 | Monday, August 11 |
| Monday, March 10 | Monday, September 8 |
| Monday, April 14 | Monday, October 13 |
| Monday, May 12 | Monday, November 10 |
| Monday, June 9 | Monday, December 8 |

For more details and upcoming locations, please visit cupertino.gov/mayorchat.

LEARN MORE

- ❖ **Process to Request Certificate of Recognition or Commendation:**

- To ensure such requests are handled as smoothly and efficiently as possible, the City Manager's Office has implemented a dedicated process.
- We kindly ask that you complete the following form, which will allow Mayor Chao to present a certificate of recognition: <https://cupertino.gov/councilmeetingrequest>

- ❖ **Proclamations at Council meetings:** This year, I plan to follow a tradition upheld by some former Cupertino mayors and other mayors in recognizing organizations or individuals with proclamations during Council meetings. My goal is to honor those who have made consistent and/or significant contributions to Cupertino, with an emphasis on those who are less well-known. If you have any suggestions, please feel free to email me at LChao@Cupertino.gov.

Proclamations for contributions will generally be presented at the second Council meeting of each month, while the first meeting will continue to recognize special observances (e.g., awareness months or weeks) as before. You are also welcome to submit suggestions for these recognitions.

Section 2: Committee Assignment

No activity to report

Section 3: Activities by Date (Date, Title, and Description):

NOTE:

- This list does not include internal meetings with staff only, such as prep sessions or meetings with the City Manager.
- This list includes activities to "represent the community I am elected to serve", "to respond to community needs and complaints," and "to communicate policies and programs to residents," among other [responsibilities](#) of a City Councilmember.
- Due to my work schedule, I have cut down on the event attendance for ceremonial purposes, especially those I have attended almost every year in the past. Instead, I focus more of my time on constituent services.

2025-07-11 Meeting with Hanover Company on the project at 19300 Stevens Creek, across from Main Street

- They are considering a multifamily rental apartment

2025-07-14 Monthly Chat with Mayor at La Pizzeria

2025-07-16 Meeting with Commission Chairs at Quinlan Center

- Since we already had the 3 bullet-point update from each commission in writing, we used the time to get feedback from the chairs about the agenda session process.

2025-07-18 Attended the YMCA member appreciation event

2025-07-20 Attended the Obon Festival and Bazaar at the Mountain View Buddhist Temple

- This is a wonderful two-day event with food and performances.

2025-07-24 meeting with Small Builders Association on potential ADU acceleration programs

- They mentioned an ADU Open House done in San Jose and the recent ADU acceleration program adopted in Campbell.

2025-07-25 meeting with Harvest Properties with an update for their project at 20807-20883 Stevens Creek (Panera Bread)

- They are considering two options: One preserved the existing Panera Bread building and one would redevelop the entire site into townhomes.

2025-07-25 virtual meeting with Homestead FBLA students on their Community Engagement project

2025-07-26 Participated in the First Grand Parade by the Jain Center of Northern California in Milpitas. Celebrating the Silver Jubilee

- The parade was very well attended by observers from the streets.
- I stayed a bit to listen to the speeches of awardees who mentioned what Jainism means to them.

2025-07-26 attended the Know Your Roots Foundation volunteer appreciation and hand out awards to volunteers

2025-07-27 attended the Taiwanese and Chinese American Athletic Tournament (TCAAT), held at Fremont High School

- Joined the fast walking race and won a medal

2025-07-31 attended the Celebration of Democracies event, honoring US and India Independence Days, organized by Foundation for India and Indian Diaspora Studies ((FIIDS)

- The organization does advocacy work at Washington D.C. for the Indian Americans in the U.S. on various issues

Section 4: Information of Interest to My Constituents: (updated on 4/8)

- **Builders' Remedy (BR) Projects ([Status of Projects](#))**

- ★ **BR Projects with incomplete application status (pursuant to Government Code Section 65941.1.)**

- [20739 Scofield](#) (one block from Faria Elementary School, zoned R1-10): The project will replace one single-family home with 20-unit, 5 story, condominium on 15,004 sqft (0.34 acre) lot
- [Vista Heights \(near entrance of Linda Vista Park\)](#) : The vacant site, zoned RHS, will build 33 units (8 condominiums and 25 single family homes on vacant hillside property of 86.1 acres.
- [Upland Way](#) (11841 Upland Way, zoned RHS-70): 6 single family homes, including 2 affordable units, on vacant hillside property of 1.56 acres with average slopes greater than 30%

- ★ **Other active BR projects:**

- [Dividend Homes \(20085 & 20111 Stevens Creek Blvd\)](#), to the east of the Fire Station, on 2.6 acres, zoned R4 and commercial mixed use. The project will replace two existing office buildings with 57 for-sale townhomes., including 12 affordable units.
- [Dividend Homes \(20045 & 20065 Stevens Creek Blvd\)](#), to the east of the Fire Station, on 1.77 acres, zoned commercial mixed use. The project will replace existing office buildings with 32 for-sale townhomes., including 6 affordable units.

- ★ **Relevant News on the determination of incompleteness for BR projects:**

- ["Los Gatos Files Declaratory Relief Action to Resolve Land Use Uncertainty"](#) (Press

Councilmember Report

Release from the City of Los Gatos)

- “That section [Gov. Code 65941.1] provides that applicants for land use approvals have 90 days after an initial 180-day deadline to submit any missing information needed to complete a formal application for a so-called “builder’s remedy” housing project. **That section further stipulates that if the missing information is not submitted “within the 90-day period, then the preliminary application shall expire and have no further force or effect.”**
- “In an apparently conflicting reading, in letters dated August 30, 2024 and February 12, 2025, the California Department of Housing and Community Development (HCD) **stated its view that there is not just one 90-day period but that successive 90-day periods can run indefinitely.** By filing this lawsuit, the Town is acting in good faith so that it will know how to comply with the law and ensure it can continue to serve its residents and property owners, while lawfully processing land use applications.”

★ Other docs:

- The July 25, 2024 info memo, titled “[Scofield Drive SB330 Preliminary Application pursuant to Builder’s Remedy](#)”, has information about proposed BR projects and their review process.
- **Other Residential Projects - complete applications submitted, not yet approved:**
 - [Pizza Hut/Staples/ Fontana’s \(20770, 20830, 20840, & 20850 Stevens Creek Blvd\)](#). adjacent to the Cupertino Crossroads Shopping Center): on 2.97 acres, zoned commercial mixed use. The project will replace existing retail stores with 59 townhome condominium units across eight, three-story buildings
 - [United Furniture \(10065 & 10075 Stevens Creek Blvd, across from Vallco\)](#), on 2.72 acres, zoned commercial mixed use. The project will replace existing retail stores with 55 townhome condominium units, with 10 ADUs, three-story buildings
 - [Stevens Office Center \(20813, 20823, 20883 and 20807 Stevens Creek Blvd\)](#), on 6.93 acres, zoned commercial mixed use. The project will replace two office buildings and one retail building with 122 for-sale units (66 small-lot single family and 56 townhomes), including 24 affordable units
 - [20865 McClellan Rd](#): on 0.99 acres, zoned R3TH. The project will replace one single-family home with 27 townhomes, including 4 affordable units, in three-story buildings
 - [Evulich Court \(10857, 10867, 10877 & 10887 Linda Vista Dr\)](#): on 2.53 acres, zoned R3TH. The project will replace 4 single-family homes with 51 townhomes, including 11 affordable units
- **Other Residential Projects - SB 330 preliminary application submitted, but not complete applications:**
 - [Wolfe Road Housing Project \(10333 N. Wolfe Road\)](#): 250-300 total units across the 5-acre property. It will be 100% rental apartments. The affordable housing will benefit those making 80% or less of the area median income (AMI).
 - a full report on our Listening Phase at [this link](#).
 - February 12 Community Co-Creation Event at Collins Elementary School
- **Other Residential Projects - Revision of already approved projects:**
 - **Westport Senior Assisted Living Housing (revision submitted):** The developer Related has submitted a revision to add more units, reduce retail space, remove the underground garage and request a waiver of Parkland dedication Fee. It is going to the Planning Commission in May
 - Previous approval in 2021 and 2024: [Westport \(21267 Stevens Creek Blvd\)](#)

- [Marina Plaza \(10145 N. De Anza Blvd, 10118 Bandleby Dr.\)](#), on 5.1 acres, zoned commercial and mixed use: The project will add more units, slightly reduce retail space, deliver over smaller for-sale starter homes under 1500 sq. ft. and an outdoor amphitheater.
 - Previous approval in 2022L Marina Plaza.
- **License Plate Reader Camera - City-operated or personal ones**
 - ★ The Council has adopted the Automated License Plate Reader (ALPR) Camera program ([Resolution 24-094](#)) in order to alert the police when a license plate with previous record is detected. Some cameras are placed at major roads entering Cupertino.
 - ★ The residents or businesses can connect your home or business surveillance camera with the Santa Clara County Sheriff's Office. The registration form is at the bottom of [this page](#).

Section 5: Information Access Useful to My Constituents (not updated):

1. Public Comments Webpage and Email

A new page has been added to the City's website on how to submit public comments for Council meetings. It explains the process for submitting written comments on City Council agenda and nonagenda

items. A dedicated email address, PublicComment@Cupertino.gov, was created for members of the public to send in their comments. This email address is also posted on City Council agendas.

The intent of using this dedicated email is to ensure comments are efficiently routed and tracked. Emails sent to this address are automatically distributed to the City Council, City Manager, Deputy City Manager, and City Clerk, and an autoresponder confirms receipt. This process is especially helpful during periods of high public input.

Comment Submission Guidelines:

| Type of Comment | Where Sent | Included in Written Communication? |
|--------------------|--|--|
| Agenda-related | publiccomment@cupertino.gov | Yes (automatically included) |
| Non-agenda-related | publiccomment@cupertino.gov | Yes (automatically included) |
| Agenda-related | Other email addresses | Yes (automatically included) |
| Non-agenda-related | Other email addresses | Only if sender explicitly requests inclusion |

2. Information Memo posted on the City website:

City Council Informational Memos are now available on the City website. The information can be accessed from the City website at cupertino.org/memos and the City Council page. You can also find the page by entering search terms "info memos" at the top of the website.

- ★ Anyone may use the eNotification signup to receive informational memo updates by email.
- ★ The info memos are now hosted in the digital archive as [all other city records](#).
- ★ Click "+" to zoom in.
- ★ On a laptop:
 - To open the document as PDF, click on the Print icon and then click on "Download & Print". The downloaded PDF will appear in a new tab for viewing.

Councilmember Report

- This does not work on Safari browser on an iPhone.
- ★ To copy and paste text, you must open it as PDF and then copy & paste from there.

New memos posted, since last report:

- No new info memos published since February 28
- **Recordings of Commission Meetings:**
Starting in June, commission meetings will be recorded for viewing later, although no teleconferencing to allow remote participation.
 - Find the recordings [here](#) under each commission.

4. How to Search an agenda item:

A community member showed me a way to search for items on the past city meetings:

- Go to this page: <https://cupertino.legistar.com/Calendar.aspx>
 - Make sure that “Calendar” is selected from the top row of tabs and the “List View” is selected from the bottom row of tabs.
 - Enter the search term, such as “investment report”. Choose the year or select “All Years”

The screenshot shows the Cupertino Legistar website's calendar search interface. At the top, there are navigation tabs: Home, Legislation, Calendar (selected), City Council, Commissions/Committees, View City Channel Videos, City Records, and YouTube Videos. Below these, there are view options: List View (selected) and Calendar View. A search bar contains the text 'investment report'. To the right of the search bar are dropdown menus for 'All Years' and 'City Council', and checkboxes for 'notes' and 'closed captions'. Below the search bar is a 'Search Calendar' button and a 'Help' link. A summary bar indicates '144 records' and provides 'Group' and 'Export' options. The main content is a table with the following columns: Name, Meeting Date, Meeting Time, Meeting Location, Meeting Details, Presentations, and Agenda. The first row shows a meeting for the City Council on 5/21/2024 at 6:00 PM, located at 10300 Torre Avenue and 10350 Torre Avenue, with a teleconference and non-televised closed session. Links for 'Meeting details', 'Presentations', and 'Agenda' are provided for this meeting.

| Name | Meeting Date | Meeting Time | Meeting Location | Meeting Details | Presentations | Agenda |
|------------------------------|--------------|--------------|---|---------------------------------|-------------------------------|------------------------|
| City Council | 5/21/2024 | 6:00 PM | 10300 Torre Avenue and 10350 Torre Avenue and via Teleconference <i>Non-Televised Closed Session</i> | Meeting details | Presentations | Agenda |