



**DRAFT MINUTES
CUPERTINO PLANNING COMMISSION**

Tuesday, May 27, 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 David Fung, Steven Scharf and Seema Lindskog. Absent: None.

APPROVAL OF MINUTES

1. Subject: Approval of the May 13, 2025 Planning Commission Minutes
Recommended Action: Approve the May 13, 2025 Planning Commission Minutes

MOTION: Lindskog moved and Scharf seconded to approve the May 13, 2025 Planning Commission Minutes. The motion passed with the following vote: Ayes: Rao, Kosolcharoen, Fung, Scharf, Lindskog. Noes: None. Abstain: None. Absent: None.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Haziq spoke about animal abuse and the necessity of thorough and accurate background checks for pet adoptions.

David spoke about concerns related to the Evulich Court and Vista Heights developments.

Lisa thanked David (the previous speaker) for his comments about Evulich Court and the Vista Heights projects and stated her own concerns..

CONSENT CALENDAR- None

PUBLIC HEARINGS –

2. Subject: R-1 Exception to allow a detached garage to be attached to the primary dwelling unit, creating a reduced side yard setback for a portion of the principal dwelling unit. (Application No(s): EXC-2025-002; Applicant(s): Zhen Chen and Meng Wu; Location: 890 Brent Drive.; APN(s): 369 24 027)
Recommended Action: That the Planning Commission find the project exempt from CEQA and approve EXC-2025-002 based on the draft resolution.

Chair Rao opened the floor to ex parte disclosures.

Commissioner Scharf and Chair Rao shared ex parte disclosures.

Planning Manager Ghosh introduced Associate Planner Mora.

Assistant Planner Mora gave a presentation.

Commissioners asked staff questions, which staff responded to.

The applicant, Meng Wu, gave a presentation.

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

- Lisa Warren

Chair Rao closed the public comment period.

Commissioners made comments and asked staff questions, which staff responded to.

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

OLD BUSINESS – None

NEW BUSINESS – None.

STAFF AND COMMISSION REPORTS

Planning Manager Ghosh reported that a new webpage has been launched in the Major Projects section of the Planning webpage for a townhome development application received for a Priority Housing Element site on Homestead Road and another webpage for the state mandated update to the Health and Safety Element.

FUTURE AGENDA SETTING – None.

ADJOURNMENT

At 7:18 PM Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Planning Commission

May 27, 2025

Lindsay Nelson, Administrative Assistant