



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, March 11, 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 and Steven Scharf. Absent: Commissioner Seema Lindskog.

APPROVAL OF MINUTES

1. Subject: Approval of the February 25, 2025 Planning Commission Minutes
Recommended Action: Approve February 25, 2025 Planning Commission Minutes

Chair Rao opened the public comment period and, seeing no one, closed the public comment period.

MOTION: Scharf moved and Rao seconded to approve the February 25, 2025 Planning Commission Minutes.

The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung, Scharf. Noes: None. Abstain: None. Absent: Lindskog.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Diana Ferris spoke about the parking issues at Westport Assisted Living, and the lack of communication regarding the postponed parking garage removal under AB 2097.

Commissioner Scharf asked when the item was going to come to the Planning Commission.

Planning Manager Ghosh stated that it was not scheduled yet to come to the Planning Commission, but it will be heard soon.

Jennifer Griffin talked about her frustration around establishing objective standards in lieu of subjective design standards and the delays in the completion of the Westport development, and expressed her desire to re-adopt LOS standards for automobile traffic.

Rhoda Fry discussed parking at the former Oaks Shopping Center, acquisition of an apartment complex (McClellan Terrace) by the Foothill-De Anza Community College District to allow affordable units to support their teachers and students, and questioned whether the City can get some RHNA credit for doing so and whether the existing residents were notified about this transaction.

Lisa thanked Diana (a previous speaker) for her insights, criticized the trend of replacing retail spaces with housing, urging for community discussions to address these concerns and maintain a balance between housing and local business opportunities.

CONSENT CALENDAR- None

PUBLIC HEARINGS –

2. Subject: Hillside Exception to consider the construction of a new single-family residence on a vacant hillside property with cumulative disturbance exceeding 500 square feet on slopes greater than or equal to 30%. (Application No(s): EXC-2023-001; Applicant(s): Zhaoguang Lei and Weiju Zhang; Location: 22346 Regnart Road; APN(s): 366 40 005)
Recommended Action: That the Planning Commission adopt the proposed draft resolution to:
 1. Find the project exempt from CEQA; and
 2. Approve the Hillside Exception (EXC-2023-001) (Attachment 1)

Planning Manager Ghosh introduced Associate Planner Sugiyama who introduced the item.

Commissioners disclosed ex parte communications prior to deliberation on this matter.

Associate Planner Sugiyama gave a presentation.

Commissioners asked questions, which staff responded to.

Chair Rao opened the public hearing and the following people spoke:

- Jennifer Griffin

Chair Rao closed the public hearing.

Commissioner Fung moved to adopt the proposal, Vice Chair Kosolcharoen seconded.

Chair Rao opened the floor for Commissioner discussion.

Commissioners made comments and asked clarifying questions.

Staff answered questions.

MOTION: Fung moved and Kosolcharoen seconded to adopt the proposed draft resolution.

The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung. Noes: Scharf. Abstain: None. Absent: Lindskog.

3. Subject: Use Permit Modification, Architectural and Site Approval, and Tree Removal Permit for the construction of a 275-crypt garden Mausoleum and removal and replacement of 5 development trees. (Application No.: M-2024-002, ASA-2024-002, & TR-2024-023; Applicant: Gates of Heaven Cemetery; Location: 22557 Cristo Rey Drive; APN: 342-63-002)
- Recommended Action: That the Planning Commission adopt the proposed draft resolutions (Attachment 1 -3) to:
1. Find the project exempt from CEQA and approve the Use Permit Modification (M-2024-002);
 2. Approve the Architectural and Site Approval Permit (ASA-2024-002);
 3. Approve the Tree Removal Permit (TR-2024-023).

Commissioners disclosed ex parte communications prior to deliberation on this matter.

Planning Manager Ghosh introduced the item and Senior Planner Martire gave a presentation.

Commissioners made comments and asked clarifying questions.

Staff answered questions.

Chair Rao opened the public hearing and the following people spoke:

- Jennifer Griffin.
- Lisa.

Chair Rao closed the public hearing.

MOTION: Rao moved and Fung seconded to adopt the proposed draft resolutions.

The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung, Scharf. Noes: None. Abstain: None. Absent: Lindskog.

OLD BUSINESS – None

NEW BUSINESS – None**STAFF AND COMMISSION REPORTS**

Planning Manager Ghosh stated that there may be a training for the Commissioners at the next meeting. It would be a special meeting that would be held on the regular Planning Commission meeting date, (March 25th), but scheduled to begin at 6 PM, with more information to come.

Chair Rao asked if there were any Commissioner reports.

No Commissioners had reports.

FUTURE AGENDA SETTING

Chair Rao asked about the Westport item.

Planning Manager Ghosh stated they would notify the Commission when the Westport item was ready to be agendized.

Commissioner Scharf suggested a future agenda item related to permit parking to offset parking impacts because of reductions in parking pursuant to AB2097.

Planning Manager Ghosh stated that projects that involve control of the right of way, including permit parking, is in the under the purview of Public Works and the City Council.

There was no second to Commissioner Scharf's suggested future agenda item. This was not added to the Future Agenda items list.

Commissioner Scharf asked about the sub committees

Chair Rao stated that they would need to prioritize the items on the Future Agenda items list, and stated there was a full agenda with Westport and training, so they have a backlog to address before they can address this item.

ADJOURNMENT

At 7:09 p.m., Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson, Administrative Assistant