



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, February 14, 2023

REGULAR MEETING

At 6:45 p.m. Chair Scharf called the Regular Planning Commission meeting to order. This was a teleconference meeting with no physical location.

ROLL CALL

Present: Chair Steven Scharf, Vice Chair Madhhipatla, Commissioners David Fung (joined 6:50 p.m.), Seema Lindskog, R Wang. Absent: None. All Commissioners teleconferenced for the meeting.

NEW BUSINESS

1. Subject: Consider election of Planning Commission Chair and Vice Chair, Committee representatives and 2023 Hearing Schedule
Recommended Action: Elect Planning Commission Chair and Vice Chair, make Committee selections and adopt Hearing schedule for 2023.

Acting Community Development Director Luke Connolly and Administrative Assistant Cyrah Caburian led discussion on electing chair and vice chair for the Planning Commission, as well as selection of Committee appointments through 2023.

Chair and Vice Chair:

Madhhipatla moved and Wang seconded to elect Scharf as Chair of the Planning Commission. Ayes: Scharf, Madhhipatla, Wang. Noes: Lindskog. Abstain: None. Absent: Fung.

Wang moved and Scharf seconded to elect Madhhipatla as Vice Chair of the Planning Commission. Ayes: Scharf, Madhhipatla, Fung, Lindskog, Wang. Noes: None. Abstain: None. Absent: Fung.

Commissioner Fung joined the meeting at 6:50.

Environmental Review Committee:

Motion by Scharf and second by Wang to recommend Scharf to represent Environmental Review Committee. Motion by Wang and second by Scharf to nominate Fung to serve as the alternate. The motions carried unanimously.

Design Review Committee:

The Vice Chair is automatically selected as the representative for the Design Review Committee. Motion by Scharf and second by Wang to nominate Lindskog as representative for the Design Review Committee. Motion by Madhhipatla second by Fung to nominate Wang as alternate. The motions carried unanimously.

No decisions were made on the Housing Commission and Economic Development Committee representatives.

APPROVAL OF MINUTES

2. Subject: Approve the January 24 Planning Commission minutes
Recommended Action: Approve the January 24 Planning Commission minutes

Chair Scharf moved and Vice Chair Madhhipatla seconded to approve the January 24 Planning Commission minutes. Ayes: Scharf, Madhhipatla, Wang. Noes: None. Abstain: Fung, Lindskog. Absent: None.

ORAL COMMUNICATIONS

Jennifer Griffin spoke about State housing legislature affecting local jurisdictions.

Lisa Warren spoke about concerns regarding proposals for the former Target site at Main Street Cupertino.

San R spoke about the City Council's February 7 decision to uphold Planning Commission appeal for sign exceptions of the Public Storage facility on Valley Green Drive.

Rhoda Fry spoke about the City Council's February 7 decision to uphold Planning Commission appeal for sign exceptions of the Public Storage facility on Valley Green Drive and would be filing a reconsideration.

WRITTEN COMMUNICATIONS

Email from Rhoda Fry regarding the City Council's decision to uphold Planning Commission

appeal for sign exceptions of the Public Storage facility on Valley Green Drive was received and shared with the Commission.

PUBLIC HEARINGS

3. Subject: Consider a Conditional Use Permit for the concurrent sale of alcoholic beverages and gasoline at an existing Chevron gasoline service station. (Application No.: U-2022-006; Applicant: Steve Rawlings on behalf of Chevron Stations; Location: 11010 N De Anza Blvd; APN# 309-42-041)
Recommended Action: That the Planning Commission adopt the proposed draft resolution (Attachment 1) to: 1. Find the project exempt from CEQA; and 2. Approve the Conditional Use Permit (U-2022-006).

Acting Community Development Director Luke Connolly introduced Associate Planner Emi Sugiyama who gave presentation on application for property owner at the Chevron gasoline service station seeking approval for the concurrent sale of alcoholic beverages with wine and beer displays on the main sales floor and spirits to be located behind the cash registers with additional security measures. No modifications to the existing station are being requested. Staff findings show applicant will be able to meet all conditions outlined in draft resolution and Municipal code regulations.

No written communications from the public and neighbors were received before or during the meeting.

Applicant Steve Rawlings and representative Brennan Beatty from Chevron Corporation addressed the Commission.

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

Jennifer Griffin asked what distilled spirits would be sold and expressed concerns of sale of alcoholic beverages and public safety.

Lisa Warren expressed concerns of sale of alcoholic beverages and public safety.

Rhoda Fry expressed concerns of sale of alcoholic beverages and public safety.

Chair Scharf closed the public comment period.

Associate Planner Sugiyama, Acting Director Connolly, and applicants answered questions from the Commission regarding the types of distilled spirits and alcohol levels that would be sold, expected revenue intake with the approved permit, sale restrictions,

feedback from local agencies, distance of the site to the nearest schools, and liquor license types in comparison to other approved gas stations in the City.

Chair Scharf moved and Commissioner Fung seconded to adopt resolution and approve Conditional Use Permit.

Substitute motion made by Wang and second by Lindskog to obtain more information on types of liquor licenses for gas stations with approved use permits and bring back to a future meeting for approval. Ayes: Scharf, Madhhipatla, Fung, Lindskog, Wang. Noes: None. Abstain: None. Absent: None.

STAFF AND COMMISSION REPORTS

4. Subject: 2023 Planning Commissioners Academy

Recommended Action: Accept information on Planning Commissioners Academy registration

Information was provided on the upcoming Planning Commissioners Academy registration, to be held March 29-31 in Garden Grove. Administrative Assistant Caburian will coordinate travel accommodations for Commissioners who expressed interest in attending.

Administrative Assistant Caburian reported on the following:

- Upcoming events for the Revitalize Memorial Park Specific Plan including an online survey live on EngageCupertino
- Planning Commissioners will be trained on hybrid meetings at Community Hall before the first March Planning Commission meeting

Commissioner Wang reported out on recent CALE meetings.

Vice Chair Madhhipatla attended the February Mayor's meeting with Commissioners and provided feedback to continue meetings and availability via Zoom.

FUTURE AGENDA SETTING

- Chevron Gasoline station use permit
- Update on Coach House development (Scharf)
- 5G Architectural design standards (Wang)

ADJOURNMENT

At 8:33 p.m., Chair Scharf adjourned the meeting.

/s/Cyrah Caburian

Cyrah Caburian, Administrative Assistant