

CC 12-16-2025

Oral
Communications

Written Comments

From: [Rhoda Fry](#)
To: [Cupertino City Manager's Office](#); [City Clerk](#); [City Council](#); [City Attorney's Office](#); [Public Comments](#)
Subject: Please ensure that ACTIONS are not taken at STUDY SESSIONS in the future
Date: Wednesday, December 10, 2025 8:24:22 AM
Attachments: [CITY OF CUPERTINO - 2022.pdf](#)
[CITY OF CUPERTINO - 2021.pdf](#)
[CITY OF CUPERTINO - 2020.pdf](#)
[CITY OF CUPERTINO - 2019.pdf](#)
[CITY OF CUPERTINO - 2018.pdf](#)
[CITY OF CUPERTINO - 2017.pdf](#)
[CITY OF CUPERTINO - 2016.pdf](#)
[CITY OF CUPERTINO - 2015.pdf](#)
[CITY OF CUPERTINO - 2014.pdf](#)
[Agenda - 2025-12-10T075756.655.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Manager,

On the December 2, 2025 Agenda (last attachment), an ACTION was listed under a STUDY SESSION ITEM #12. Agenda items with ACTIONS should be on the ACTION CALENDAR, not STUDY SESSIONS.

Please ensure that ACTIONS are not taken at STUDY SESSIONS in the future.

A similar error was made in January 2023 and you can see below an email that I wrote to the City about this along with a number of attachments illustrating that ACTIONS had NEVER been taken at prior STUDY SESSIONS.

Furthermore, I googled, “city government can actions be taken at study sessions” and got the following response (I’ll leave it to the experts to study the issue in greater depth):

No, generally, city governments **cannot take formal action (like voting or passing ordinances) at study sessions**; these are for in-depth discussion, information gathering, and providing staff direction, with official votes reserved for regular meetings, though some "direction" can be given to staff to prepare items for a formal vote later. The key is that study sessions are for *deliberation*, not *decision-making*, and must still follow open meeting laws (like the Brown Act in California) by being public, noticed, and having agendas, ensuring transparency even without votes.

I don’t know whether it is allowed to have an action on a study session (it doesn’t look like it), but it just isn’t good practice. Please also consider that an action tied to a Study Session could alter the nature of the discourse during the Study Session as it risks shifting discussion toward the specified action. Moving forward, please let’s keep STUDY SESSIONS action-free.

Thanks Much!

:) Rhoda Fry

From: Rhoda Fry <fryhouse@earthlink.net>

Sent: Tuesday, January 24, 2023 4:27 PM

To: 'City Clerk' <CityClerk@cupertino.org>; 'citycouncil@cupertino.org'

<citycouncil@cupertino.org>; 'manager@cupertino.org' <manager@cupertino.org>;
'cityattorney@cupertino.org' <cityattorney@cupertino.org>

Subject: For Item #1 and #2 Study Session January 25 Final Actions are not made at Study Sessions

Hi City Clerk,

Just to clarify, please include this for public comment on Item #1 and #2 Study Session January 25
Final Actions are not made at Study Session

Thanks Much,

Rhoda Fry

From: Rhoda Fry [<mailto:fryhouse@earthlink.net>]

Sent: Sunday, January 22, 2023 5:41 PM

To: 'City Clerk' <CityClerk@cupertino.org>; 'citycouncil@cupertino.org'
<citycouncil@cupertino.org>; 'manager@cupertino.org' <manager@cupertino.org>;
'cityattorney@cupertino.org' <cityattorney@cupertino.org>

Subject: Final Actions are not made at Study Sessions

Dear City Manager and City Council,

Final Actions are not made at Study Sessions.

Items are studied at Study Sessions, discussed at subsequent Regular Sessions, and
subsequently decided.

This has been the case as far as I can remember in my 40 years as a Cupertino resident.

Attached you will find the facts to back up this assertion going back 9 years of Study Sessions
(this was the maximum I was able to extract from the database).

In 9 years, Final Actions have never taken place on the same day as Study Session Items.

To continue transparency and public participation, at the next City Council meeting and
moving forward, please

1. Do not take Final Action (vote on resolution) on Study Session items
2. Discuss the outcome of a Study Session and open public comment at a subsequent City
Council meeting and then take action

Respectfully,

Rhoda Fry

CITY OF CUPERTINO



AGENDA

Televised Special Meeting (6:00) and Televised Regular City Council Meeting (6:45)

Tuesday, December 2, 2025

6:00 PM

**10350 Torre Avenue, Council Chamber and via Teleconference; and
Teleconference Location Pursuant to Gov. Code 54953(b)(2): Wynn Resort,
3131 Las Vegas Blvd S, Las Vegas, NV 89109.**

City Council

*LIANG CHAO, MAYOR
KITTY MOORE, VICE MAYOR
J.R. FRUEN, COUNCILMEMBER
SHEILA MOHAN, COUNCILMEMBER
R "RAY" WANG, COUNCILMEMBER*

IN PERSON AND TELECONFERENCE MEETING

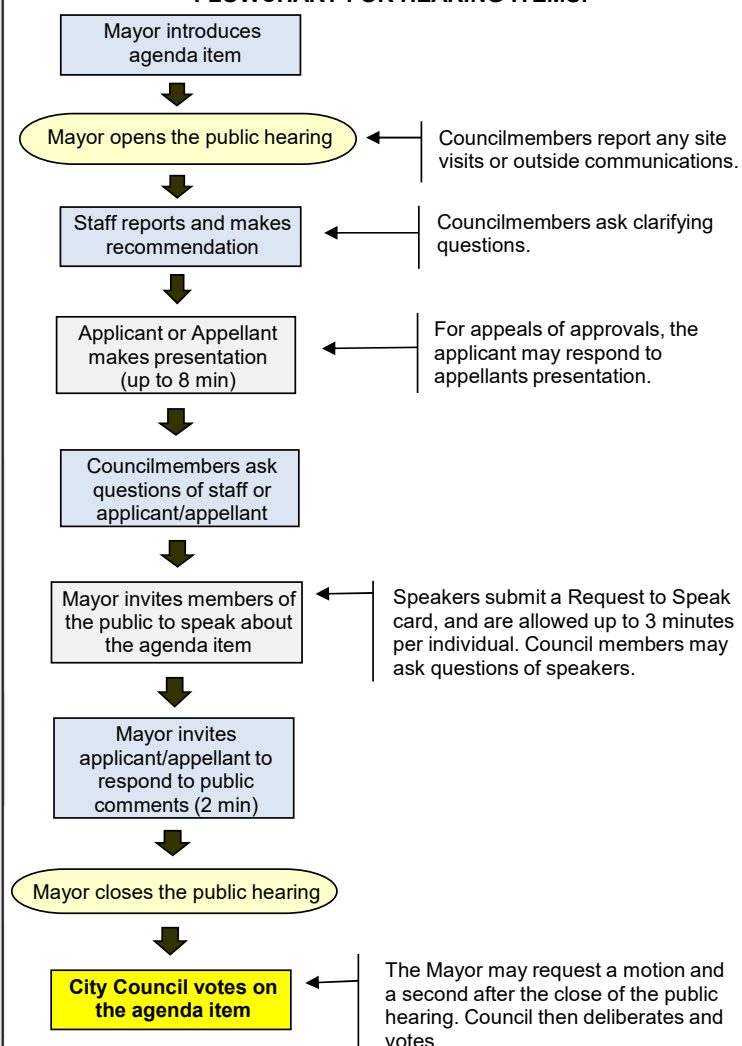
CONDUCT OF BUSINESS

The Mayor is the presiding officer of the City Council. Any member of the public may speak on any item on the agenda for up to three minutes. All statements and questions must be addressed to the Mayor.

City Council hearings serve as a venue for the discussion of sometimes divergent points of view. Please respect the opinions of others and refrain from cheering or clapping. That may delay the meeting or intimidate other persons wishing to express alternate views. Actions that disrupt the meeting will result in a warning, followed by removal if disruption continues.

Oral public comments will be accepted during the meeting. Comments may be made during "oral communications" for matters not on the agenda, and during the public comment period for each agenda item. Identifying yourself is voluntary and not required to attend the meeting or provide comments.

FLOWCHART FOR HEARING ITEMS:



PUBLIC HEARINGS

The City Council is required by law to hold public hearings on certain matters prior to making its decision. Notice to interested parties is given by legal advertisement in the local newspaper of general circulation at least 10 calendar days preceding the hearing date. Applications requiring public hearings include change of zoning, variances, use permits, and tentative maps.

COUNCIL MEETINGS

The City Council regularly meets the first and third Tuesdays of each month. These meetings are held at 6:45 p.m. Closed sessions, when needed, are normally held at 6:00 p.m. Closed sessions cover items such as personnel, litigation, or the sale, purchase, or lease of property. The law requires certain actions taken in closed session to be reported in open session.

Urgent business, holidays, or election days may trigger special or adjourned meetings. These meetings will be noticed beforehand.

AGENDAS, MINUTES, AND PACKETS AVAILABLE ON THE WEB

Agendas, minutes, and packets for current and prior City Council and Planning Commission meetings are available at www.cupertino.org, or you can purchase the items on CD.

CITY COUNCIL DECISION IS FINAL

Prior to seeking judicial review of any adjudicatory (quasi-judicial) decision, interested persons must file a petition for reconsideration within ten calendar days of the date the City Clerk mails notice of the City's decision. Reconsideration petitions must comply with the requirements of Cupertino Municipal Code §2.08.096. Contact the City Clerk's office for more information or go to [www.http://www.cupertino.org/index.aspx?page=125](http://www.cupertino.org/index.aspx?page=125) for a reconsideration petition form.

IN-PERSON AND TELECONFERENCE / PUBLIC PARTICIPATION INFORMATION**OPTIONS TO OBSERVE:**

Members of the public wishing to observe the meeting may do so in one of the following ways:

- 1) Attend in person at Cupertino Community Hall, 10350 Torre Avenue.
- 2) Tune to Comcast Channel 26 and AT&T U-Verse Channel 99 on your TV.
- 3) Watch a live stream online at www.Cupertino.gov/youtube and www.Cupertino.org/webcast

OPTIONS TO PARTICIPATE AND COMMENT:

Members of the public wishing to address the City Council may do so in the following ways:

- 1) Appear in person for Open Session at Cupertino Community Hall.
 - A. During “Oral Communications”, the public may comment on matters not on the agenda, and for agendized matters, the public may comment during the public comment period for each agendized item.
 - B. Speakers are requested to complete a Speaker Card. While completion of Speaker Cards is voluntary and not required to attend the meeting or provide comments, it is helpful for the purposes of ensuring that all speakers are called upon.
 - C. Speakers must wait to be called, then proceed to the lectern/podium and speak into the microphone when recognized by the Mayor.
 - D. Speakers are limited to three (3) minutes each. However, the Mayor may reduce the speaking time depending on the number of people who wish to speak on an item. A speaker representing a group between 2 and 5 members of the public in attendance may have up to 2 minutes per group member to speak, up to 10 minutes maximum.
 - E. Please note that due to cyber security concerns, speakers are not allowed to connect any personal devices at the lectern/podium. However, speakers that wish to share a document (e.g. presentations, photographs or other documents) during oral comments may do so in one of the following ways:
 - a) At the overhead projector at the podium, or
 - b) E-mail the document to cityclerk@cupertino.gov by 3:00 p.m. and staff will advance the slides/share the documents during your oral comment.

2) Written Communications as follows:

A. E-mail comments to the City Council for Open Session at publiccomment@cupertino.gov as follows:

- a. E-mail comments must be received by 4:00 p.m. on the day of the meeting in order to be forwarded to the City Council before the meeting.**
- b. Emailed comments received following agenda publication but prior to, or during, the meeting, will be posted to the City's website after the meeting.**
- c. These e-mail comments will also be received by each City Councilmember, the City Manager, and the City Clerk's Office. Comments on non-agenda items sent to any other email address will be included upon the sender's request.**

B. Regular mail or hand delivered addressed to the: City Council, City Hall, 10300 Torre Avenue, Cupertino, CA 95014

3) Open Session Teleconference in one of the following ways:

A. Online via Zoom on an electronic device (Audio and Video): Speakers must register in advance by clicking on the link below to access the meeting:

https://cityofcupertino.zoom.us/webinar/register/WN_X3Bt2qbzQEW3SGnKGqkNQ

a) Registrants will receive a confirmation email containing information about joining the webinar.

b) Speakers will be recognized by the name they use for registration. Once recognized, speakers must click 'unmute' when prompted to speak.

c) Please read the following instructions about technical compatibility carefully: One can directly download the teleconference (Zoom) software or connect to the meeting in their internet browser. If a browser is used, make sure the most current and up-to-date browser, such as the following, is used: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers, including Internet Explorer.

B. By Phone (Audio only): No registration is required in advance and speakers may join the meeting as follows:

a) Dial 669-900-6833 and enter WEBINAR ID: 847 8092 2262

b) To "raise hand" to speak: Dial *9; When asked to unmute: Dial *6

c) Speakers will be recognized to speak by the last four digits of their phone number.

C. Via an H.323/SIP room system:

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)

206.247.11.121 (US East)

Meeting ID: 847 8092 2262

SIP: 84780922262@zoomcrc.com

NOTICE AND CALL FOR A SPECIAL MEETING OF THE CUPERTINO CITY COUNCIL

NOTICE IS HEREBY GIVEN that a special meeting of the Cupertino City Council is hereby called for Tuesday, December 02, 2025, commencing at 6:00 p.m. in Community Hall Council Chamber, 10350 Torre Avenue, Cupertino, California 95014 and via teleconference; and Teleconference Location Pursuant to Gov. Code 54953(b)(2): Wynn Resort, 3131 Las Vegas Blvd S, Las Vegas, NV 89109. Said special meeting shall be for the purpose of conducting business on the subject matters listed below under the heading, "Special Meeting."

SPECIAL MEETING

ROLL CALL

ACTION CALENDAR

1. Subject: Submit comments for Draft Plan Bay Area 2050+ and the Draft EIR; Adopt a resolution authorizing the Mayor to sign and transmit the comment letter to MTC and ABAG
Recommended Action: 1. Submit comments for Draft Plan Bay Area 2050+ and the Draft EIR; and
2. Adopt Resolution No. 25-100 authorizing the submittal of a comment letter on the Draft Plan Bay Area 2050+ and the associated Draft Environmental Impact Report and authorizing the Mayor to sign and transmit the letter to the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG)
[Staff Report](#)
[A - Draft Resolution](#)
[B - Draft Letter](#)

ADJOURNMENT

REGULAR MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CLOSED SESSION REPORT

CEREMONIAL ITEMS

1. Subject: Proclamation recognizing the work of the City Manager's Office
Recommended Action: Present proclamation recognizing the work of the City Manager's Office
[A - Proclamation](#)
2. Subject: Proclamation recognizing Dr. Darrel Lum for His Exemplary Contributions to Grassroots Democracy and Civic Engagement
Recommended Action: Present proclamation recognizing Dr. Darrel Lum for His Exemplary Contributions to Grassroots Democracy and Civic Engagement
[A - Proclamation](#)

PRESENTATIONS

3. Subject: Presentation from Solving Fun on the First Cupertino Puzzle Hunt Month-Long Event
Recommended Action: Receive presentation from Solving Fun on the First Cupertino Puzzle Hunt Month-Long Event

POSTPONEMENTS AND ORDERS OF THE DAY

ORAL COMMUNICATIONS

This portion of the meeting is reserved for persons wishing to address the Council on any matter within the jurisdiction of the Council and not on the agenda for discussion. The total time for Oral Communications will ordinarily be limited to one hour. Individual speakers are limited to three (3) minutes. As necessary, the Chair may further limit the time allowed to individual speakers, or reschedule remaining comments to the end of the meeting on a first come first heard basis, with priority given to students. In most cases, State law will prohibit the Council from discussing or making any decisions with respect to a matter not listed on the agenda. A councilmember may, however, briefly respond to statements made or questions posed by speakers. A councilmember may also ask a question for clarification, provide a reference for factual information, request staff to report back concerning a matter, or request that an item be added to a future City Council agenda in response to public comment.

CONSENT CALENDAR (Items 4-9)

Items appearing on the Consent Calendar are considered routine City business and may be approved by one motion. Typical items may include meeting minutes, awards of contracts, the ratification of accounts payable, and second readings of ordinances. Any member of the Council may request to have an item removed from the Consent Calendar based on the rules set forth in the City Council Procedures Manual. Members of the public may provide input on one or more consent calendar items when the Mayor asks for public comments on the Consent Calendar.

4. Subject: Approval of November 18, 2025 City Council minutes

Recommended Action: Approve the November 18, 2025 City Council minutes

[A - Draft Minutes](#)

5. Subject: Second reading and enactment of amendments to the Municipal Code, Title 5 (Business Licenses and Regulations) to Establish Chapter 5.51 to Regulate Film Production

Recommended Action: Conduct the second reading and enact Ordinance No. 25-2279: "An Ordinance of the City Council of the City of Cupertino Amending City Code Title 5 (Business Licenses and Regulations) to Establish Chapter 5.51 to Regulate Film Production."

[Staff Report](#)

[A - Draft Ordinance \(Clean\)](#)

[B - Draft Ordinance \(Redline\)](#)

[C - Feedback from California Film Commission](#)

6. Subject: Declare properties as having potential fire hazards from weeds or other potential nuisances for the Cupertino Weed Abatement Program; set hearing on March 3, 2026 to declare a public nuisance and to consider objections for proposed removal

Recommended Action: Adopt Resolution No. 25-101 declaring properties as having potential fire hazards from weeds or other potential nuisances (Attachment A) and set hearing on March 3, 2026 to declare a public nuisance and to consider objections for proposed removal

[Staff Report](#)

[A - Draft Resolution and Exhibit A](#)

[B – Cupertino Commencement Report \(Exhibit A\)](#)

7. Subject: Receive the Monthly Treasurer's Report for October 2025

Recommended Action: Receive the Monthly Treasurer's Report for October 2025

[Staff Report](#)

[A – Report of City-wide Receipts, Disbursements, and Cash Balances October 2025](#)

[B – Report of City-wide Fund BalancesNet Position October 2025](#)

8. Subject: Receive the Monthly Treasurer's Investment Report for October 2025

Recommended Action: Receive the Monthly Treasurer's Investment Report for October 2025

[Staff Report](#)

[A - Chandler Investment Report Oct 2025](#)

9. Subject: Establishment of New Friendship City Relationships with Xuhui District, Shanghai, People's Republic of China and Danzhou, Hainan Province, People's Republic of China

Recommended Action: Approve the establishment of new Friendship City relationships with:

1. Xuhui District, Shanghai, People's Republic of China; and
2. Danzhou, Hainan Province, People's Republic of China

Staff Report

[A - Friendship City Application - Xuhui District, Shanghai, People's Republic of China](#)

[B - Friendship City Application - Danzhou, Hainan Province, People's Republic of China](#)

[C - Sister and Friendship City Policy](#)

[D - Letter of Intent - Xuhui District](#)

[E - Letter of Intent - Danzhou](#)

PUBLIC HEARINGS

Government Code Section 65103.5 limits the distribution of copyrighted material associated with the review of development projects. Members of the public wishing to view plans that cannot otherwise be distributed under Govt. Code Section 65103.5 may make an appointment with the Planning Division to view them at City Hall by sending an email to planning@cupertino.gov. Plans will also be made available digitally during the hearing to consider the proposal.

10. Subject: Amendments to the Fiscal Year (FY) 2025-26 Fee Schedule to establish a new fee for Film Permit Applications and Film Production

Recommended Action: Adopt Resolution No. 25-102 to amend the City's Master Fee Schedule - Schedule A - to establish a new fee for Film Permit Applications and Film Production

Staff Report

[A - Draft Resolution](#)

[B - Exhibit A - FY 2025-26 Fee Schedule A - General Fees \(Redline\)](#)

[C - Exhibit A - FY 2025-26 Fee Schedule A - General Fees \(Clean\)](#)

ACTION CALENDAR

11. Subject: OpenGov Budget Format Review Presentation and Finalize Recommendations

Recommended Action: a. Receive Budget Format Review presentation as outlined in the Budget Format Implementation Action Plan (IAP) recommendation numbers 15, 17, 18, 19, and 30

b. Approve OpenGov budget format recommendations

Staff Report

[A – Sample Current Budget Council & Commissions Department Overview through budget financials page](#)

[B – Budget Format Implementation Action Plan](#)

STUDY SESSION

12. Subject: Conduct Study Session on the Mary Avenue Project (“Project”), including project history, project siting, the conditional transfer of City-owned property rights, affordability restrictions, and remaining steps prior to entitlement and closing on the Project; and 2) Consider Appointing Negotiator(s) for the possible transfer of certain rights to City-owned property (APN: 326-27-053), in the form of a ground lease or a sale with the City’s future right to repurchase
- Recommended Action: Consider Mary Ave. project and provide direction on next steps including appointing the City Manager and Interim City Attorney as Negotiators with the Nonprofit Public Benefit Corporations Cupertino Rotary Housing Corporation, Housing Choices Coalition for Persons with Developmental Disabilities, Inc., and Charities Housing Development Corporation of Santa Clara County (collectively, the “Developer”), regarding the possible transfer of property rights in the form of a ground lease or sale with the City’s future right to repurchase on terms established by the City Council
- [Staff Report](#)
[A - Staff Report dated March 15, 2022](#)
[B - Parcel Map recorded on May 2, 2023](#)
[C - Staff Report dated February 6, 2024](#)
[D – Exclusive Negotiating Agreement executed on April 9, 2024](#)
[E - Staff Report dated September 4, 2024](#)
[F - Staff Report dated April 15, 2025](#)
[G - Staff Report dated July 15, 2025](#)
[H - Existing Conditions and Demolition Plan](#)
[I - Mary Avenue Project FAQ](#)

ITEMS REMOVED FROM THE CONSENT CALENDAR

CITY MANAGER REPORT

13. Subject: City Manager Report
[A - City Manager Report](#)

ORAL COMMUNICATIONS - CONTINUED

COUNCILMEMBER REPORTS

14. Subject: Councilmember Reports
[A - Councilmember Report, Chao](#)
[B - Councilmember Report, Fruen](#)
[C - Councilmember Report, Mohan](#)
[D - Councilmember Report, Moore](#)

FUTURE AGENDA ITEMS

The Upcoming Draft Agenda Items Report is a tentative council meeting agenda calendar that lists

upcoming City Council meeting dates and tentative agenda items, all of which are subject to change.

15. Subject: Upcoming Draft Agenda Items Report
[A - Upcoming Draft Agenda Items Report](#)

ADJOURNMENT

Lobbyist Registration and Reporting Requirements: Individuals who influence or attempt to influence legislative or administrative action may be required by the City of Cupertino's lobbying ordinance (Cupertino Municipal Code Chapter 2.100) to register and report lobbying activity. Persons whose communications regarding any legislative or administrative are solely limited to appearing at or submitting testimony for any public meeting held by the City are not required to register as lobbyists. For more information about the lobbying ordinance, please contact the City Clerk's Office at 10300 Torre Avenue, Cupertino, CA 95014; telephone (408) 777-3223; email cityclerk@cupertino.org; and website: www.cupertino.org/lobbyist.

The City of Cupertino has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a final decision of the City Council must be brought within 90 days after a decision is announced unless a shorter time is required by State or Federal law.

Prior to seeking judicial review of any adjudicatory (quasi-judicial) decision, interested persons must file a petition for reconsideration within ten calendar days of the date the City Clerk mails notice of the City's decision. Reconsideration petitions must comply with the requirements of Cupertino Municipal Code §2.08.096. Contact the City Clerk's office for more information or go to <http://www.cupertino.org/cityclerk> for a reconsideration petition form.

In compliance with the Americans with Disabilities Act (ADA), anyone who is planning to attend this meeting who is visually or hearing impaired or has any disability that needs special assistance should call the City Clerk's Office at 408-777-3223, at least 48 hours in advance of the meeting to arrange for assistance. In addition, upon request in advance by a person with a disability, meeting agendas and writings distributed for the meeting that are public records will be made available in the appropriate alternative format.

Any writings or documents provided to a majority of the Cupertino City Council after publication of the packet will be made available for public inspection in the City Clerk's Office located at City Hall, 10300 Torre Avenue, Cupertino, California 95014, during normal business hours; and in Council packet archives linked from the agenda/minutes page on the City web site.

IMPORTANT NOTICE: *Please be advised that pursuant to Cupertino Municipal Code section 2.08.100 written communications sent to the City Council, Commissioners or staff concerning a matter on the agenda are included as supplemental material to the agenda item. These written*

communications are accessible to the public through the City website and kept in packet archives. Do not include any personal or private information in written communications to the City that you do not wish to make public, as written communications are considered public records and will be made publicly available on the City website.



CUPERTINO

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File #	Type	Status	File Created	Final Action	Title
22-11369	Study Session	Agenda Ready	8/16/2022	9/20/2022	Subject: Study Session to consider potential Municipal Code Amendments to allow properties in Single Family Residential Districts to subdivide properties into two and/or develop properties with up to two units ministerially pursuant to CA Senate Bill 9
22-10837	Study Session	Conducted	4/27/2022	6/21/2022	Subject: Public Review Draft Climate Action Plan 2.0 Study Session
22-10947	Study Session	Agenda Ready	5/12/2022	6/7/2022	Subject: Study Session and Consideration of Design Professional Services Agreement between the City of Cupertino and Dialog Design LLP for the City Hall Annex at 10455 Torre Ave
22-10973	Study Session	Agenda Ready	5/18/2022		Subject: The fourth study session on the Housing Element Update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.
22-10963	Study Session	Conducted	5/18/2022	5/19/2022	Subject: Initial Study Session on Fiscal Year (FY) 2022-23 Proposed Budget (Continued from May 17, 2022)
22-10945	Study Session	Agenda Ready	5/11/2022	5/17/2022	Subject: Consider a Study Session on the Capital Improvements Program (CIP,) including review of the five-year CIP (Fiscal Year (FY) 22-27) and new proposed projects for FY 22-23; Consider the supplemental information for Capital Improvements Program (CIP) Study Session (Continued from May 3, 2022)
22-10458	Study Session	Continued	2/7/2022	5/17/2022	Subject: Initial Study Session on Fiscal Year (FY) 2022-23 Proposed Budget
22-10583	Study Session	Agenda Ready	3/8/2022	5/3/2022	Subject: Consider a Study Session on the Capital Improvements Program (CIP,) including review of the five-year CIP (Fiscal Year (FY) 22-27) and new proposed projects for FY 22-23
22-10725	New Business	Agenda Ready	4/7/2022		Subject: Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.
21-10165	Study Session	Conducted	11/17/2021	3/1/2022	Subject: Consider a Study Session on the proposed ordinance language and phasing for a Single-Use Plastics Ordinance
22-10474	Study Session	Agenda Ready	2/8/2022		Subject: Housing Element Update study session focusing on the establishment of a housing sites inventory (Continued from January 25th Planning Commission meeting)
22-10325	Study Session	Agenda Ready	1/5/2022	2/1/2022	Subject: Study session to discuss the awarded PDA Planning Grant funds from the Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC) for the Heart of the City Specific Plan Update in conjunction with the Housing Element Update
21-10292	Study Session	Agenda Ready	12/15/2021		Subject: Housing Element Update study session focusing on the establishment of a housing sites inventory

**CUPERTINO**

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File #	Type	Status	File Created	Final Action	Title
21-10210	New Business	Agenda Ready	12/3/2021		Subject: Receive Budget Format Review and Opengov Study Session
21-10084	New Business	Agenda Ready	10/29/2021		Subject: Budget Form Review and OpenGov Study Session
21-9873	New Business	Agenda Ready	9/15/2021		Subject: Budget Format Review Summary and OpenGov Study Session
21-9544	Study Session	Agenda Ready	6/25/2021	9/21/2021	Subject: Study Session to provide an update on the Pre-Approved Accessory Dwelling Unit Program and Accessory Dwelling Unit implementation
21-9761	Study Session	Agenda Ready	8/19/2021		Subject: Study Session to provide an update on the Pre-Approved Accessory Dwelling Unit Program and Accessory Dwelling Unit implementation.
21-9382	Study Session	Agenda Ready	5/19/2021	6/4/2021	Subject: Study Session II on Fiscal Year (FY) 21-22 Proposed Budget
21-9142	Study Session	Agenda Ready	4/19/2021	5/18/2021	Subject: Initial Study Session on Fiscal Year (FY) 21-22 Proposed Budget.
21-9233	Study Session	Agenda Ready	5/5/2021	5/11/2021	Subject: Special joint study session meeting with City Council, Planning Commission, and Housing Commission on the Housing Element update.
21-9033	Study Session	Agenda Ready	3/16/2021	5/4/2021	Subject: Study Session on the Capital Improvement Programs (CIP): Review of Projects Proposed for Fiscal Year (FY) 21/22.
21-9144	Study Session	Agenda Ready	4/19/2021	4/27/2021	Subject: Special joint study session meeting with City Council, Planning Commission, and Housing Commission on the Housing Element update.
21-8728	Study Session	Agenda Ready	1/21/2021	4/20/2021	Subject: Study Session on the City of Cupertino's Permitting Guidelines for Small Cell Facilities within the Public Right-of-Way.
21-8747	Study Session	Agenda Ready	1/27/2021	2/16/2021	Subject: Study Session to compare standards for mixed-use developments and high density residential guidelines with other cities.
20-6960	Study Session	Agenda Ready	1/29/2020	1/26/2021	Subject: Study Session to compare standards for mixed-use developments and high density residential guidelines with other cities
20-8322	Study Session	Agenda Ready	10/21/2020	1/19/2021	Subject: Study Session on Lehigh Southwest Cement Company/Permanente Quarry and Stevens Creek Quarry regarding Reclamation Plan Amendment and Use Permit Applications to County of Santa Clara.

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File #	Type	Status	File Created	Final Action	Title	
20-8307	Study Session	Agenda Ready	10/14/2020	12/1/2020	Subject: Study Session on Climate Action Plan 2.0 initial draft goals and vision statement	
20-8179	Study Session	Agenda Ready	9/9/2020	10/6/2020	Subject: Study session to receive input on services to be provided in a new 10-year franchise agreement	
20-8046	Study Session	Agenda Ready	8/3/2020	9/22/2020	Subject: Study Session and presentation on the transition from Level of Service (LOS) to Vehicle Miles Traveled (VMT) for determination of transportation impacts under CEQA, a change required by Senate Bill (SB) 743.	
20-7438	Study Session	Conducted	8/10/2020	9/15/2020	Subject: Study Session on Proposed Revisions to the Permitting Guidelines for Small Cell Facilities within the Public Right-of-Way	
20-7898	Study Session	Conducted	7/20/2020	9/15/2020	Subject: Study session regarding policy options to reduce secondhand smoke exposure in Cupertino	
20-7102	Study Session	Conducted	2/23/2020	7/7/2020	Subject: Study Session regarding General Plan Amendment Authorization Procedure adopted by the City Council in September 2015 by Resolution No. 15-078 (see Attachment A) ("GPA Authorization Procedure").	
20-7716	Study Session	Agenda Ready	6/15/2020	6/23/2020	Subject: Study Session to provide an update on the Accessory Dwelling Unit implementation	
19-6648	Study Session	Agenda Ready	11/25/2019	6/2/2020	Subject: Study Session on the Capital Improvement Program (CIP): Review of Funded FY19-20 Projects Recommended to Defer One-Year and Projects Proposed for FY20-21	
20-7311	Study Session	Conducted	4/13/2020	5/19/2020	Subject: Study Session regarding the Proposed Fiscal Year 2010 - 2021 Budget	
19-5039	Study Session	Agenda Ready	2/20/2019	5/19/2020	Subject: Study Session regarding Plan Bay Area 2050 and Regional Housing Needs Allocations (RHNA) (including impact of Jobs-Housing Balance and Jobs-Housing Fit to RHNA)	
20-7092	Study Session	Agenda Ready	2/20/2020	5/5/2020	Subject: Study Session on Small Cell Facilities within the Public Right of Way	
20-7093	Study Session	Conducted	2/20/2020	4/7/2020	Subject: Joint study session with the City Council and Planning Commission on state housing law: Housing Accountability Act, SB 330, and Density Bonus Law.	
20-7127	Study Session	Agenda Ready	2/26/2020	3/10/2020	Subject: Study Session regarding common terms and documents related to the CEQA process	
19-6304	Old Business	Agenda Ready	10/8/2019	1/28/2020	Subject: Study Session on the General Plan Annual Review/Implementation Plan and to consider General Plan Policies and Strategies that could benefit from clarification.	
19-6303	Old Business	Agenda Ready	10/8/2019	1/14/2020	Subject: Study Session on the General Plan Annual Review/Implementation Plan and consider General Plan policies and strategies that could benefit from clarification	



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File #	Type	Status	File Created	Final Action	Title	
19-6707	Study Session	Agenda Ready	12/4/2019	12/10/2019	Subject: Study Session on the General Plan Annual Review/Implementation Plan and consider General Plan Policies and Strategies that could benefit from clarification. Postponed from the November 12, 2019 meeting.	
19-6504	Study Session	Agenda Ready	11/7/2019	12/2/2019	Subject: Study Session regarding the proposed policy document for the City of Cupertino Code of Ethics/Ethics Protocol	
19-6592	New Business	Agenda Ready	11/19/2019	11/25/2019	Subject: Study Session regarding the proposed policy document for the City of Cupertino Ethics Protocol for Elected and Appointed Officials	
19-6553	Old Business	Agenda Ready	11/18/2019		Subject: Discuss November 19th City Council Study Session on building electrification policy and reach codes adoption process	
19-6525	Postponements and Orders of the Day	Agenda Ready	11/13/2019	11/19/2019	Subject: Continue Item No. 15 Adoption of the 2019 California Energy and Green Building Standards Codes with local amendments to a future meeting date and item will be renoticed. These topics will be discussed in the study session.	
19-6524	Public Hearings	Postponed	11/13/2019	11/19/2019	Subject: Adoption of the 2019 California Energy and Green Building Standards Codes with local amendments has been continued to a future meeting date and item will be renoticed. These topics will be discussed in the study session.	
19-6276	Study Session	Conducted	10/3/2019	11/19/2019	Subject: Study session regarding policy options to reduce the use of natural gas and increase electrification of Cupertino's building stock via local amendments to the 2019 California Energy & Green Building Standards Codes (Reach Codes).	
19-6507	Study Session	Agenda Ready	11/7/2019	11/12/2019	Subject: Study Session on the General Plan Annual Review/Implementation Plan and consider General Plan Policies and Strategies that could benefit from clarification.	
19-6404	Study Session	Agenda Ready	10/29/2019	11/12/2019	Subject: Study Session regarding amendments being proposed to City standards for parkland dedication and fees (Chapter 13.08 - Park Land Dedication Fee, Chapter 14.05 - Park Maintenance Fee, and Chapter 18.24 - Dedications and Reservations) and the 2014 Certified General Plan Amendment, Housing Element Update, and Associated Rezoning Draft EIR	
19-6502	Postponements and Orders of the Day	Agenda Ready	11/7/2019	11/14/2019	Subject: Study Session regarding the proposed policy document for the City of Cupertino Ethics Protocol for Elected and Appointed Officials	
19-6342	Study Session	Agenda Ready	10/15/2019		Subject: Study Session related to Bird-Safe Development policies and guidelines. Application No(s): MCA-2019-004; Applicant(s): City of Cupertino; Location: citywide	
19-6341	Study Session	Agenda Ready	10/15/2019		Subject: Study Session related to Dark Sky policies and/or standards. Application No(s): MCA-2019-003; Applicant(s): City of Cupertino; Location: citywide	
19-6300	Study Session	Agenda Ready	10/8/2019		Subject: Study Session on the General Plan Annual Review/Implementation Plan	
19-6259	Study Session	Postponed	9/30/2019	10/17/2019	Subject: Study Session and presentation of proposed Municipal Code Amendments to Chapter 19 to incorporate "Bird Safe" policies or guidelines. Application No(s): MCA-2019-00X; Applicant(s): City of Cupertino; Location: citywide	
19-6258	Study Session	Postponed	9/30/2019	10/17/2019	Subject: Study session related to Dark Sky policies and/or standards. Application No(s): MCA-2019-003; Applicant(s): City of Cupertino; Location: citywide	
19-6207	Study Session	Continued	9/19/2019	10/1/2019	Subject: Study Session regarding status of the Objective Standards Update to General Plan and Zoning Ordinance FY-2019-2020 Work Program Item (Application No.: CP-	

File #	Type	Status	File Created	Final Action	Title
					2019-03; Applicant: City of Cupertino; Location: City-wide), provide direction to staff (continued from 9/18/19).
19-5995	Ordinances and Action Items	Agenda Ready	8/8/2019	9/18/2019	Subject: Study Session regarding status of the Objective Standards Update to General Plan and Zoning Ordinance FY-2019-2020 Work Program Item (Application No.: CP-2019-03; Applicant: City of Cupertino; Location: City-wide), provide direction to staff.
19-6143	Study Session	Agenda Ready	9/5/2019	9/10/2019	Subject: Study Session on the General Plan Annual Review/Implementation Plan
19-5231	Study Session	Conducted	3/25/2019	9/3/2019	Subject: Study Session regarding Below Market Rate (BMR) Residential Housing Mitigation and Commercial Linkage Fees for the Cupertino BMR Housing Program. Application No(s): CP-2019-01; Applicant(s): City of Cupertino; Location: Citywide
19-5822	Study Session	Conducted	7/18/2019	8/20/2019	Subject: Study session to discuss how the 2016 Bicycle Transportation Plan and 2018 Pedestrian Transportation Plan Projects have been brought to Council for consideration, how currently funded projects are being scheduled for completion, and recommendation of project information and impacts staff is to consider and describe for future funding requests
19-5820	Study Session	Conducted	7/17/2019	8/6/2019	Subject: Study Session regarding Application and Review Procedures for Projects Proposed Pursuant to Senate Bill 35. (Application No(s): CP-2019-04; Applicant(s): City of Cupertino; Location: Citywide)
19-5701	Study Session	Conducted	6/24/2019	8/6/2019	Subject: Study session regarding policy options to prevent youth access to tobacco products, including flavored tobacco products, and to reduce the density of tobacco retailers.
19-5838	Old Business	Agenda Ready	7/23/2019	7/30/2019	Subject: Study Session regarding Application and Review Procedures for Projects Proposed Pursuant to Senate Bill 35. (Application No(s): CP-2019-04; Applicant(s): City of Cupertino; Location: citywide) Continued from the July 23rd cancelled Planning Commission meeting.
19-5692	Old Business	Continued	6/20/2019	7/23/2019	Subject: Study Session regarding Application and Review Procedures for Projects Proposed Pursuant to Senate Bill 35. (Application No(s): CP-2019-04; Applicant(s): City of Cupertino; Location: citywide)
18-4769	Study Session	Conducted	12/20/2018	7/16/2019	Subject: Study session regarding improving communications with and effectiveness of advisory commissions and committees
19-5705	Study Session	Conducted	6/24/2019	7/16/2019	Subject: Study session and demonstration regarding options for unofficial transcription of City Council and commission/committee minutes
19-5639	Ceremonial Matters & Presentations	Agenda Ready	6/10/2019	7/16/2019	Subject: Study Session on Small Cell Facilities within the Public Right of Way
19-5731	Public Hearings	Agenda Ready	7/1/2019	7/9/2019	Subject: Study Session regarding status of Objective Standards Update to General Plan and Zoning Ordinance. FY-2019-2020 Work Program Item (Application No.: CP-2019-03; Applicant: City of Cupertino; Location: City-wide) Continuation of discussion from the June 25, 2019 study session
19-5631	Study Session	Agenda Ready	6/5/2019		Subject: Study Session regarding status of Objective Standards Update to General Plan and Zoning Ordinance. FY-2019-2020 Work Program Item (Application No.: CP-2019-03; Applicant: City of Cupertino; Location: City-wide)
19-5580	Study Session	Conducted	5/23/2019	6/18/2019	Subject: Study Session regarding Vallco Shopping District Special Area Initial General Plan Amendments. Application No(s):CP-2019-02; Apploicant(s): City of Cupertino; Location: Vallco Shopping District Area
19-5402	Old Business	Agenda Ready	4/30/2019	5/14/2019	Subject: Study session to create a list of objective standards topics as suggested by the Planning Commission and the public.
19-5464	Study Session	Conducted	5/6/2019	5/13/2019	Subject: Study Session on the FY 2019 - 2024 Proposed Capital Improvement Program with Funding Options
18-4307	Study Session	Conducted	8/28/2018	5/13/2019	Subject: Study Session regarding the Proposed Fiscal Year 2019 - 2020 Budget
19-5154	Study Session	Conducted	3/12/2019	5/7/2019	Subject: Study Session for an application by AT&T to locate a personal wireless service facility consisting of 16 panel antennas mounted on an 80 foot tall treepole, a base equipment station, and an emergency power generator at the Cupertino Sports Center located at 21111 Stevens Creek Boulevard.
19-5047	Study Session	Continued	2/21/2019	4/30/2019	Subject: Study Session on the FY 2019 - 2029 Proposed Capital Improvement Program with Funding Options
19-5005	Study Session	Conducted	2/12/2019	4/16/2019	Subject: Study Session regarding Economic Development Strategic Plan (EDSP) Review and Implementation Action Items related to possible amendments to the Municipal Code related to Mobile Vendors, allowing Incubator/Co-working uses in General Commercial zoning districts, and an Innovation District Vision Plan in the Bubb Road Special Area
19-4911	Study Session	Conducted	1/23/2019	4/2/2019	Subject: Study Session regarding short-term rental (e.g. Airbnb) regulations
19-5261	Study Session	Agenda Ready	3/27/2019	4/2/2019	Subject: Presentation and study session on City's updated financial forecast and capital financing options.
19-5227	New Business	Agenda Ready	3/22/2019		Subject: Presentation and study session on City's updated financial forecast and capital financing options.
19-5004	Study Session	Conducted	2/12/2019	2/19/2019	Subject: Study Session on new budget process

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18-4663	Ordinances and Action Items	Approved	11/29/2018	12/18/2018	Subject: Schedule a study session to review, clarify, and discuss the Code of Ethics and Conduct for Elected and Appointed Officials adopted by Council on November 20, 2018
18-4133	Study Session	Conducted	6/29/2018	11/5/2018	Subject: Study Session regarding the Citywide Building Condition and Use Assessment
18-3976	Study Session	Agenda Ready	5/8/2018	10/16/2018	Subject: Study Session on homelessness
18-4081	Study Session	Conducted	6/12/2018	8/21/2018	Subject: Study session regarding the annexation process and options for Lehigh Permanente Quarry.
18-4240	Study Session	Conducted	7/30/2018	8/21/2018	Subject: Study Session on the potential formation of a Santa Clara County Regional Housing Needs Allocation (RHNA) subregion
18-4253	Old Business	Agenda Ready	8/2/2018		Subject: Consolidation of Commissions
18-4236	New Business	Agenda Ready	7/30/2018	8/9/2018	Subject: Study Session on the potential formation of a Santa Clara County Regional Housing Needs Allocation (RHNA) sub-region
18-4084	Study Session	Conducted	6/12/2018	7/31/2018	Subject: Study session to explore consolidation of Senior Citizen, Library, and Safety issues into Parks & Recreation Commission
18-4174	Study Session	Agenda Ready	7/12/2018		Subject: Study session to explore consolidation of Senior Citizen, Library, and Safety issues into Parks & Recreation Commission.
18-4189	Study Session	Agenda Ready	7/19/2018	7/24/2018	Subject: Study session to explore consolidation of Senior Citizen, Library, and Safety issues into Parks & Recreation Commission.
18-4116	Study Session	Conducted	6/21/2018	7/3/2018	Subject: Study session on proposed restructuring of Cupertino's business license tax
18-4080	Study Session	Conducted	6/12/2018	7/3/2018	Subject: Study Session promoting school safety and preventing gun violence
18-4036	Consent Calendar	Approved	5/29/2018	7/3/2018	Subject: Approve the June 11 (Study Session) City Council minutes
18-4035	Consent Calendar	Approved as Amended	5/29/2018	6/19/2018	Subject: Approve the June 4 (Study Session) City Council minutes
18-3972	Study Session	Conducted	5/8/2018	6/5/2018	Subject: Study session on potential revenue measures related to business license tax and storm drain fee.
18-4004	Study Session	Conducted	5/17/2018	6/4/2018	Subject: Study Session regarding Vallco Specific Plan
17-3364	Study Session	Conducted	11/30/2017	5/15/2018	Subject: Budget Study Session regarding the Proposed Fiscal Year 2018-19 Budget, including CIP
18-3895	Study Session	Conducted	4/18/2018	5/1/2018	Subject: City of Cupertino Below Market Rate (BMR) Housing Program Study Session
17-3365	Study Session	Conducted	11/30/2017	2/20/2018	Subject: Study Session on the fiscal year 2018-2019 City Work Program
17-3428	Study Session	Conducted	12/12/2017	2/6/2018	Subject: Study Session regarding short-term rental compliance

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File #	Type	Status	File Created	Final Action	Title	
17-3263	Study Session	Conducted	11/13/2017	11/27/2017	Subject: State of California's 2017 Legislative Housing bills	
17-2662	Study Session	Continued	5/23/2017	6/6/2017	Subject: Study Session Regarding the Amended Proposed Fiscal Year 2017-2018 Capital Improvement Program (CIP) Budget	
17-2371	Study Session	Conducted	2/14/2017	5/16/2017	Subject: Study session regarding the Proposed Fiscal Year 2017-2018 Budget	

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8 records	Show	Group	Export			
File #	Type	Status	File Created	Final Action	Title	
16-2198	Study Session	Conducted	11/28/2016	12/6/2016	Subject: Aircraft Noise Study Session	
16-2103	Study Session	Conducted	10/17/2016	12/6/2016	Subject: Study Session on Wireless Facilities within the Public Right of Way	
15-1163	Study Session	Conducted	10/12/2015	10/18/2016	Subject: Study Session regarding Sustainable Strategies for Recycling and Waste Management	
15-1171	Study Session	Conducted	10/15/2015	5/17/2016	Subject: Study session regarding the Proposed Fiscal Year 2016-2017 Budget	
14-0597	Study Session	Conducted	12/16/2014	3/15/2016	Subject: Work Program study session	
16-1458	Study Session	Conducted	2/1/2016	3/1/2016	Subject: Study session on options for increasing business license taxes	
15-1270	Study Session	Conducted	12/7/2015	1/19/2016	Subject: Study Session to consider entering into a Memorandum of Understanding with the Rotary Club of Cupertino to renovate the Stocklmeir home and surrounding property to utilize as a non-profit center for Cupertino	
15-1282	Study Session	Conducted	12/15/2015	1/19/2016	Subject: Study session regarding Economic Development Strategic Plan (EDSP) draft background report	

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File #	Type	Status	File Created	Final Action	Title
15-1050	Study Session	Conducted	8/20/2015	11/17/2015	Subject: Study Session on the Civic Center Master Plan - Financing Alternatives and Affordability Analysis
15-1096	Study Session	Conducted	9/16/2015	10/20/2015	Subject: Study Session on potential Ballot Measures regarding Civic Center Master Plan and Vallco Shopping District Special Area
15-0920	Study Session	Conducted	6/2/2015	6/30/2015	Subject: Study Session on policy for processing General Plan Amendment applications
15-0833	Study Session	Conducted	4/21/2015	6/2/2015	Subject: Study Session on Santa Clara County Potential Transportation Tax Measure for 2016 - Envision Silicon Valley
14-0590	Study Session	Conducted	12/12/2014	5/12/2015	Subject: Study session regarding the Proposed Fiscal Year 2015-2016 Budget
15-0808	Consent Calendar	Approved	3/31/2015	4/21/2015	Subject: Provide formal direction regarding the Stevens Creek Boulevard to McClellan Ranch Road Corridor Master Plan in regards to scoping an Environmental Impact Report in conjunction with new facts associated with camp transportation using the Blackberry Farm swim and picnic facility
14-0596	Study Session	Conducted	12/16/2014	3/3/2015	Subject: Work Program study session
14-0598	Study Session	Conducted	12/16/2014	2/3/2015	Subject: Study session for the Stevens Creek Boulevard to McClellan Road Creek Corridor Master Plan (SCC Master Plan) and recommend alternatives to proceed with an Environmental Impact Analysis. (Re-noticed from January 21, 2015)
14-0607	Postponements and Orders of the Day	Authorized	1/7/2015	1/20/2015	Subject: Cancel the Adjourned Special Meeting scheduled for January 21 regarding Council deliberation and to provide staff direction on the Study Session for Stevens Creek Boulevard to McClellan Road Creek Corridor Master Plan and recommended alternatives to proceed with an EIR and direct staff to re-notice the meeting for February 3 at 6:45 p.m.

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7 records	Show	Group	Export			
File #	Type	Status	File Created	Final Action	Title	
14-0433	Study Session	Conducted	9/15/2014	12/16/2014	Subject: Study session for Stevens Creek Boulevard to McClellan Road Creek Corridor Master Plan on recommended alternatives to proceed with an EIR	
14-0332	Study Session	Conducted	7/14/2014	10/7/2014	Subject: Study Session on the Final Environmental Impact Report (EIR) for the proposed General Plan Amendment, Housing Element Update, and associated Rezoning	
14-0330	Public Hearings	Item Heard	7/14/2014	9/10/2014	Subject: Environmental Impact Report for General Plan Amendments, Housing Element Update and Associated Rezoning	
14-0260	Study Session	Conducted	6/12/2014	7/15/2014	Subject: Study Session to provide an update on the Climate Action Plan (CAP) process and review greenhouse gas reduction measures to be considered for analysis in the City's Initial Study/Negative Declaration. Proposed measures focus on options to reduce community-wide emissions in the energy, transportation, water, and solid waste sectors	
14-0259	Public Hearings	Item Heard	6/12/2014	7/9/2014	Subject: Climate Action Plan Description: Climate Action Plan Study Session to provide direction on a preferred project	
14-0258	Study Session	Conducted	6/12/2014	7/7/2014	Subject: Study Session to discuss proposed changes to Municipal Code Chapter 14.18, Protected Trees Description: Application No(s): MCA-213-01 (EA-2013-02) Applicant(s): City of Cupertino Location: Citywide	
14-0133	Study Session	Conducted	5/19/2014	7/7/2014	Subject: Civic Center Master Plan Study Session	

From: [Jennifer Griffin](#)
To: [City Council](#)
Cc: grenna5000@yahoo.com; [City Clerk](#)
Subject: AB 330 Projects at 20085 and 20045 Stevens Creek Blvd Have No CEQA Review
Date: Tuesday, December 9, 2025 7:55:37 PM

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Dear City Council:

(Please include the following as public input for the Cupertino City Council meeting on Dec. 16, 2025).

I am shocked to learn that the two SB 330 projects at 20085 Plus and 20045 Plus Stevens Creek Blvd. used AB 130 to circumvent any CEQA review of the two town house projects.

Because of the use of AB 130 neither of these projects have been reviewed for CEQA. That means there Has been No Traffic review at all of these two projects.

This is totally ridiculous. We cannot ignore the traffic problems these SB 330 projects are imposing on Stevens Creek Blvd.

Therefore it is even more imperative to have a moratorium on anymore SB 330 projects on Stevens Creek Blvd. It is even more critical since it has been revealed these two projects have had no CEQA review.

We have some extremely difficult challenges ahead because of unwise housing bills passed by certain politicians (SB 330) and dangerous Anti CEQA bills like AB 130 which our own governor passed so Strangely and oddly with no public input in June and July 2025.

These two bills are making life along Stevens Creek Blvd. very dangerous and unsafe by allowing so Many SB 330s to propagate on Stevens Creek Blvd., especially when there has been no CEQA Review for traffic and schools etc.

Please make a moratorium on SB 330s on Stevens Creek Blvd. until the city and the public can see Adequate analysis of the issues with all of these SB 330 projects.

Thank you.

Best regards,

Jennifer Griffin

From: [Pam Hershey](#)
To: [City Council](#); [City Clerk](#); [Cupertino City Manager's Office](#)
Subject: palnning commision meeting 12/9: Agenda 2 and 3
Date: Tuesday, December 9, 2025 4:06:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City clerk please put in public records for city council meeting Dec 16th.

----- Forwarded Message -----

From: Pam Hershey <pamelakhershey@aol.com>
To: planningcommission@cupertino.gov <planningcommission@cupertino.gov>
Sent: Tuesday, December 9, 2025, 04:01:21 PM PST
Subject: Agenda 2 and 3

Dear Planning Commission Chair and Commissioners

Council Members

A moratorium on SB 330 projects should be called on Stevens Creek Blvd.
because the impacts all the projects will have on main road Stevens Creek Blvd at
the same time.

Was there a traffic or school studies done on the Town House Projects on Agenda
Item #2 and #3?
10045 Stevens Creek and 10085 Stevens Creek

How many students will be attending the already impacted schools near these two
projects? My neighbor has to drive their daughter to Eaton School as Collins does
not have any room for her. This will cause more traffic along SCB as the parents
will be driving their children to a school that can accommodate them.

Please consider the consequences of the two proposed projects
With he impact of the neighbors that live within half of a mile from many building
projects at this time.

Regards,

Pamela Hershey
Wheaton Dr.

From: [Jennifer Griffin](#)
To: [City Council](#)
Cc: grenna5000@yahoo.com; [City Clerk](#)
Subject: SB 330 Moratorium because of Traffic Load Problems on Stevens Creek Blvd.
Date: Tuesday, December 9, 2025 11:47:01 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council:

(Please include the following as public input for the Cupertino City Council meeting on Dec. 16, 2025.)

There are an every expanding proliferation of SB 330 Housing Projects on a one mile section of Stevens Creek Blvd. in the Historic Cross Roads Shopping Area of Stevens Creek Blvd. It has escalated to five large housing projects. SB 330 does not take into account the implications Of large amounts of its successive projects, especially in one area.

This type of future disaster is teetering on the brink in Cupertino in this one busy section Of Stevens Creek Blvd. There are so many housing projects planned along this corridor that the City must think very carefully about the implications to traffic movement on Stevens Creek Blvd. as a whole. We could potentially be shutting down all movement on this section of roadway.

It is becoming apparent that there needs to be some sort of moratorium on any more SB 330 Projects on Stevens Creek Blvd. in Cupertino until adequate traffic studies can be performed to Study this situation. The city cannot afford to adversely affect traffic flow on Stevens Creek Blvd Any more than it already is.

SB 330 is a bill that tries to expedite housing construction, but it has potentially been causing a disaster when it allows too many housing projects to be streamlined in one area. The city needs to be able to adequately study the ramifications of so many housing projects at one time on one heavily utilized section of roadway in the city.

A moratorium on SB 330 projects should be called until the Stevens Creek Blvd. roadway impacts from these SB 330 projects can be studied and the city can decide the best course of action for everyone Involved.

The city should have town halls and study sessions on the traffic impacts from so many SB 330 projects On Stevens Creek Blvd. in the near future to help mitigate and analyze and remedy the ever-expanding situation.

Thank you for your attention to this matter.

Best regards,

Jennifer Griffin

From: [Peggy Griffin](#)
To: [City Council](#); [Cupertino City Manager's Office](#); [City Clerk](#)
Cc: [Public Comments](#); [Teri Gerhardt, CGCIO](#)
Subject: 2025-12-16 City Council Meeting - Oral Communications - 3 requests
Date: Monday, December 8, 2025 9:34:40 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE INCLUDE THIS EMAIL AS PART OF WRITTEN COMMUNICATIONS FOR THE ABOVE MEETING.

Dear Mayor Chao, Vice Mayor Moore, Councilmembers and City Manager Kapoor,

I have two requests:

REQUEST #1 - Dec. 16, 2025 Regular Council Meeting

Do not cancel this meeting. Hold it and make committee assignments.

Currently, there is a regular Council meeting scheduled for Tuesday, December 16, 2025. I encourage you to please hold this meeting - do not cancel it. Last year the Council held the meeting and completed the yearly committee assignments so that the Councilmembers could start their new assignments immediately. It seemed to work well and was one less thing appearing on the agenda in January. Please consider making the committee assignments during this December 16th meeting.

REQUEST #2 - Upcoming 2026 Brown Act Changes

Brown Act training...Starting January 1, 2026 there are several changes to multiple sections of the Brown Act. I'm requesting that the Council, commissions and staff be updated on these changes as quickly as possible. It would be helpful if a presentation of these changes be done so the public can attend. This could potentially reduce Brown Act complaints by the public. IMPORTANT NOTE: The video crews for ALL meetings need to be trained regarding requirements or showing remote Council, commission and committee members during meetings.

REQUEST #3 - Continue the 3-Council Meeting agenda look ahead

Please continue the 3-Council meeting agenda look ahead that is currently being done to balance agenda items across multiple Council meetings. It seems to be working well!

Thank you,
Peggy Griffin

From: [Jennifer Griffin](#)
To: [City Clerk](#)
Cc: grenna5000@yahoo.com; [City Council](#)
Subject: Fwd: Agreement with San Jose & Cupertino About South De Anza Blvd. Setbacks and Street Trees (Mori Kitchen)
Date: Friday, December 5, 2025 2:42:21 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk:

Please consider the following as public comment for the Dec. 16, 2025 Cupertino City Council meeting.

Thank you.

----- Original Message -----

Subject: Agreement with San Jose & Cupertino About South De Anza Blvd. Setbacks and Street Trees (Mori Kitchen)

From: Jennifer Griffin <grenna5000@yahoo.com>
Sent: Friday, December 5, 2025, 2:39 AM
To: citycouncil@cupertino.org
CC: grenna5000@yahoo.com, cityclerk@cupertino.org

Dear City Council:

(Please consider this as public comment for the Cupertino City Council meeting on Dec. 16, 2025.)

The Mori Kitchen site on South De Anza Blvd. is being redeveloped as a very tall housing project.

There are Cupertino and San Jose frontages on properties immediately adjacent to this site.

Is there an agreement between Cupertino and San Jose about the amount of setback and street Trees on the frontage of South De Anza Blvd? The area could look inconsistent if one part has no setbacks and no trees and the other part has setbacks and street trees.

If there is no previous agreement between the two cities, it might be a good time to develop one

So any future development in the area will be harmonious.

Thank you.

Best regards,

Jennifer Griffin
Cupertino Resident

From: [Jennifer Griffin](#)
To: [City Clerk](#)
Cc: grenna5000@yahoo.com; [City Council](#)
Subject: Fwd: Refugee Retail in Cupertino
Date: Friday, December 5, 2025 1:03:01 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk:

Please include the following as public input for the Cupertino City Council meeting on Dec. 16, 2025.

Thank you.

----- Original Message -----

Subject: Refugee Retail in Cupertino
From: Jennifer Griffin <grenna5000@yahoo.com>
Sent: Friday, December 5, 2025, 12:56 AM
To: citycouncil@cupertino.org
CC: grenna5000@yahoo.com, cityclerk@cupertino.org

Dear City Council:

How many retail businesses are being displaced by the five active SB 330 projects in Cupertino? Is anything being done to try to help these poor businesses with no homes relocate to other retail locations in Cupertino?

I would think it would be very beneficial and in Cupertino's best interests to try to keep These Refugee businesses in town. I find the loss of Staples to be really upsetting. We will have no Computer Supply Store in Cupertino, home of Apple. We have a lot of empty store fronts with no retail or commercial in them. We have Refugee Restaurants too. They should be encouraged to try to relocate to other retail locations in Cupertino. Are we helping them in any way?

Thank you for your concentrated efforts to keep our beloved retail and restaurants in town. We don't have to let them become victims to SB 330. By helping them, we help ourselves.

Thank you.

Best regards,

Jennifer Griffin

From: [Jennifer Griffin](#)
To: [City Clerk](#)
Cc: grenna5000@yahoo.com; [City Council](#)
Subject: Fwd: Loss of Retail on Stevens Creek Blvd.
Date: Friday, December 5, 2025 12:42:59 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk:

Please include the following as public comment for the December 26, 2025 City Council meeting.

Thank you.

----- Original Message -----

Subject: Loss of Retail on Stevens Creek Blvd.
From: Jennifer Griffin <grenna5000@yahoo.com>
Sent: Friday, December 5, 2025, 12:29 AM
To: citycouncil@cupertino.org, cityclerk@cupertino.org
CC: grenna5000@yahoo.com

Dear City Council:

(Please include the following public comment for the Cupertino City Council Meeting on December 16, 2025.)

I am very concerned with the continued loss of retail along Stevens Creek Blvd. The housing bills do not reflect the continued need for retail in cities. The housing bills do not address the need for residents to have retail. It is a continued deficiency in the deluge of housing bills we have been inundated with the last few years.

When our city retail goes away, not only do our residents suffer, residents from our neighboring Cities suffer too. They also shop in our city and when our retail goes away, they have no place to Shop. There used to be many bridal stores in our city. Now, residents seeking bridal supplies are Forced to go to Willow Glen or The Alameda.

I think we need to have a Retail Summit to acknowledge the Retail Crisis in our city. I am not

sure how we do this.

I am also worried about the loss of grocery stores and other amenities in the city. We have lost A lot of active retail along Stevens Creek Blvd. in the last year. We are losing Staples where we shop a lot.

There is too much concentration of new housing on Stevens Creek Blvd. and in other places. We are losing valuable Retail.

I think we need to have a Retail Town Hall to discuss Retail Issues in the city. In a year we may Have no retail left on Stevens Creek Blvd.

I hope that 2026 can be the year we bring active retail back to Cupertino. We have a lot of Retail Refugee Relocation Shops with no place to go. They are being chased out of the city.

Thank you.

Best regards,

Jennifer Griffin

From: [Henry Sang](#)
To: [City Clerk](#); [Cupertino City Manager's Office](#)
Subject: Fw: Suggestion for the Euvlich Court red fire zone
Date: Tuesday, December 16, 2025 2:39:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have sent this email message to the City Council Members. Please let it be part of the record of communications from the public.

I am happy to have a follow up discussion.

Henry
408-821-5152

----- Forwarded Message -----

From: Henry Sang <henry_sang@sbcglobal.net>
To: kmoore@cupertino.gov <kmoore@cupertino.gov>; Liang Chao <lchao@cupertino.gov>; jrfruen@cupertino.gov <jrfruen@cupertino.gov>; Sheila Mohan <smohan@cupertino.gov>; rwang@cupertino.gov <rwang@cupertino.gov>
Sent: Tuesday, December 16, 2025 at 02:27:49 PM PST
Subject: Suggestion for the Euvlich Court red fire zone

Madame Mayor, Vice Mayor and Councilmembers,

Some of you know me as a volunteer in our Community having lived here for 38 years. And you may know that I have recently taken up an awareness and education campaign for wildfire safety in our City.

I want to thank the Mayor and Vice Mayor for attending the event by the Cupertino Library Foundation hosting CalFire and SCC FD. We got a good lesson on how the Fire Danger Zone maps are created and on mitigation and preparedness instruction.

You are probably aware that the Euvlich Court property is in a red zone. I assume that our staff will make sure everything is up to safety standards in the planning and construction.

This property is particularly exposed to danger because a large part of it runs along the trail connecting Linda Vista Park and McClelland Ranch. On the other side of the trail is a heavily brush laden hillside leading down to Deep Cliff Golf Course.

That hillside is not the verdant green lawn of the golf course and is riddled with the detritus that SCCFD instructed to be removed and maintained.

While this also affects several other SFH along that trail, this is probably the biggest interface and very close to Linda Vista Park which is likely an avenue for a fire event. (The hill behind Linda Vista burned about 20 years ago requiring an airplane

spreading the red stuff and helicopters dropping buckets of water.)

I would like to suggest during negotiations with the property owner that they consider a fire proof fence along this trail and that they pay for the initial cleanup of that hillside.

It seems that all of the area except for the roadways will be in Zone 0 or 1 for these town and row houses. These are the recommended and soon to be required fire safety zones around a house. It is very important to adhere to these in the RED (VERY DANGEROUS) zone designations. Once one unit catches fire, it will domino spread to the others because of the short distances. The fuel load from a house then spreads heat and embers.

The density of the townhouses represents a fuel load that endangers the rest of the nearby houses much more so that individual houses situated 20-30 ft apart. Once they get started we can expect most of them to burn and that will put the rest of the houses at much higher risk. Wind coming down Stevens Canyon will spread embers for long distances, probably close to a mile out. Then even the non-fire zone houses are at risk. (Look at Altadena and Pacific Palisades.)

Perhaps it also makes sense to have their other fences be fire proof or with at least an A rating for materials. Also, avoid wooden decks, wooden pergolas, and other such structures. SCC FD doesn't want flammable mats or furniture within 5 ft of the house or extended house areas. (Zone 0)

As such, I would like to suggest that strict guidelines for Zone 0 and 1 be maintained in this facility with annual surveys and remediation required as part of their HOA's CC&Rs.

Please note, I am NOT pushing to avoid building this project. While I personally think it is too dense for the neighborhood, that is not the issue at hand. The issue that I wish to raise regards proper fire safety for our Community and concrete things that might be done to decrease our risk.

Sincerely,
Henry Woo Sang, Jr.
21975 Hyannisport Drive
Cupertino

From: [Santosh Rao](#)
To: [City Council](#); [Tina Kapoor](#); [City Clerk](#); [Floy Andrews](#); [Public Comments](#)
Subject: Restore Residents' Right to Pull Consent Calendar Items
Date: Tuesday, December 16, 2025 12:32:58 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Would you please kindly include the below in written comments for items not on agenda for the 12/16/25 council meeting. Thank you.

[Writing on behalf of myself only as Cupertino resident]

Subject: Restore Residents' Right to Pull Consent Calendar Items

Dear Cupertino City Council, CM Kapoor, Interim City Attorney Andrews,

I write to raise a matter of procedure regarding the consent calendar.

Under the current Council Procedures Manual, only Council Members may remove consent calendar items. Residents have no direct means to do so. Since this rule came into effect, Vice-Mayor Chao has been the sole Council Member to act on such requests. If she chooses not to, residents are left with no recourse to have items pulled to be explicitly discussed.

This arrangement places disproportionate control in the hands of individual Council Members and diminishes accountability to Cupertino residents. It effectively restricts their ability to ensure matters of concern receive proper attention.

I urge the Council to amend the Council Procedures Manual. Residents should be able to request removal of consent calendar items themselves, both before and during city council meetings, and for both in-person and remote attendees.

Restoring this right will reinforce accountability of the city to Cupertino residents and ensure residents can hold council accountable to fully engage with staff on explicit Council deliberations on agenda items rather than blanket approvals via consent calendar.

Thank you for your consideration.

Sincerely
San Rao (Writing on behalf of myself only as a Cupertino Resident)

From: [Santosh Rao](#)
To: [City Council](#); [Floy Andrews](#); [City Attorney's Office](#); [City Clerk](#); [Tina Kapoor](#); [Public Comments](#); [Chad Mosley](#); [Benjamin Fu](#); [Luke Connolly](#); [Gian Martire](#)
Subject: Mary Avenue Villas – Inverse Condemnation Liability and City Risk
Date: Tuesday, December 16, 2025 10:12:48 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include in written comments for items not on agenda for the 12/16/25 city council meeting.

[Writing on behalf of myself only as a Cupertino resident]

Subject: Mary Avenue Villas – Inverse Condemnation Liability and City Risk

Dear Cupertino City Council, Interim City Attorney Andrews, CAO, CM Kapoor,

I am a Cupertino resident writing on my own behalf.

The proposed Mary Avenue Villas project, including narrowing Mary Avenue and removing approximately 89 on-street parking spaces, raises serious legal and financial risks for the City. These changes could materially impair access along the public right-of-way, affecting residents, visitors, service vehicles, and emergency responders. California law recognizes that substantial impairment of roadway access can give rise to inverse-condemnation liability, even when the roadway remains technically open.

Black-letter rules from California precedent include:

- **Protected Access Right:** Users of a public roadway have a protected right to reasonable access (*Bacich v. Board of Control*, 1943; *Breidert v. Southern Pacific Co.*, 1964).
- **Substantial Impairment:** Liability arises where access is materially degraded in safety, convenience, or functionality, even if access technically exists (*Breidert*; *People v. Ayon*, 1960).
- **Property-Specific Burden:** Roadway reconfigurations imposing a severe, location-specific burden on ingress or egress may support compensable claims (*Clay v. City of Los Angeles*, 1971; *Border Business Park v. City of San Diego*, 2006).
- **Causation Requirement:** The impairment must result from deliberate public action affecting the roadway, not from general traffic or unrelated factors.

Based on these principles, narrowing Mary Avenue and removing on-street parking could materially degrade safe and convenient access, creating a **real risk of legal claims and unpredictable financial exposure** for the City. In light of these foreseeable risks, the City would be prudent to **reject the project as proposed** or require modifications that fully

preserve safe, reasonable access along Mary Avenue.

I respectfully urge Council, City Attorney, and City Manager to prioritize protection of the City from liability by carefully considering these access-impairment risks before any further approvals or implementation.

Thank you for your attention.

Yours sincerely,
San Rao (writing on behalf of myself only as a Cupertino resident)

CC 12-16-2025

#1 - Closed session

Conference with Legal-
Council- Existing
Litigation

Written Communications

From: [Rhoda Fry](#)
To: [Public Comments](#)
Subject: for closed session today
Date: Tuesday, December 16, 2025 2:27:33 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

Please do what you can to reject the massive development project adjacent to Linda Vista Park. I have written to you about this site previously. I also want you to know that the County has our back with regards to developments on hillsides within the City's sphere of influence on Peacock Court, near Stevens Creek Reservoir. If the County is pulling out all the stops to protect us, y'all should too.

Thanks Much,

Rhoda Fry, 40+ year resident

From: [Ram Sripathi](#)
To: [Public Comments](#)
Subject: Vista heights
Date: Tuesday, December 16, 2025 1:36:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Councilmembers,

since the council is meeting today on the Vista Heights (Linda Vista Dr) Builders Remedy project, I am writing to encourage councilmembers to stand up for what is right for the residents. Over 700 nearby residents and growing have voiced opposition to this project.

It is imperative that the City lead from the front, not concede. The Builder's Remedy was never intended to force high density hillside development in areas with severe fire risk, a designation which by the way, was updated in severity after the initial Vista Heights proposal.

In today's world of climate change this will cause risk and danger to the new construction and to the existing residents.

The council has shown restraint and the ability to support residents in critical projects.

Standing firm here matters not just for this project, but for every future proposal that tests the limits of what should be built and where.

Thank you for your time and for considering the voices of the community.

Respectfully,

Ram Sripathi
Cupertino Resident for 2 decades .

Sent from my iPhone

From: [David Yan](#)
To: [Public Comments](#)
Subject: No to Vista Heights at Linda Vista
Date: Tuesday, December 16, 2025 12:36:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Councilmembers:

As the council meets today on the Vista Heights (Linda Vista Dr) Builders Remedy project, I am writing to encourage councilmembers to stand up for what is right for the residents. Over 700 nearby residents and growing have voiced opposition to this project.

It is imperative that the City lead from the front, not concede. The Builder's Remedy was never intended to force high density hillside development in areas with severe fire risk, a designation which by the way, was updated in severity after the initial Vista Heights proposal.

Standing firm here matters not just for this project, but for every future proposal that tests the limits of what should be built and where.

Thank you for your time and for considering the voices of the community.

Respectfully,

David Yan

Cupertino Resident

From: [David Yan](#)
To: [Kitty Moore](#); [R "Ray" Wang](#); [J.R. Fruen](#); [Liang Chao](#); [Sheila Mohan](#)
Cc: [City of Cupertino Planning Commission](#); [Luke Connolly](#); [Emi Sugiyama](#)
Subject: No to Vista Heights at Linda Vista
Date: Tuesday, December 16, 2025 12:25:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Councilmembers:

As the council meets today on the Vista Heights (Linda Vista Dr) Builders Remedy project, I am writing to encourage councilmembers to stand up for what is right for the residents. Over 700 nearby residents and growing have voiced opposition to this project.

It is imperative that the City lead from the front, not concede. The Builder's Remedy was never intended to force high density hillside development in areas with severe fire risk, a designation which by the way, was updated in severity after the initial Vista Heights proposal.

Standing firm here matters not just for this project, but for every future proposal that tests the limits of what should be built and where.

Thank you for your time and for considering the voices of the community.

Respectfully,

David Yan

Cupertino Resident

CC 12-16-2025

#5

FY 2024-25 Annual
Comprehensive Financial
Report (ACFR)

Written Communications

From: [Santosh Rao](#)
To: [City Council](#); [Tina Kapoor](#); [City Clerk](#); [Kristina Alfaro](#); [Public Comments](#)
Subject: Please pull agenda item 5 (ACFR) from consent calendar by council vote if it pulled by any council member already.
Date: Tuesday, December 16, 2025 1:51:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Would you please kindly include the below in written comments for agenda item 5 (ACFR) for the 12/16/25 council meeting. Thank you.

[Writing on behalf of myself only as a Cupertino resident]

Dear Cupertino city council, CM Kapoor, Finance Director Alfaro,

I am a Cupertino resident writing on behalf of myself only. I am writing about agenda item 5 (ACFR) and related financial aspects of city operations and the burden the city's operating costs and expenses place on us Cupertino residents.

I am very concerned that the 2023 cost recovery policy passed by prior council majority and the resulting 10+% successive annual fee increases are making life unaffordable for Cupertino residents. The City should urgently be looking to cut its own costs before raising or maintaining high fees and instead undertake measures to reverse the fee increases and lower costs on residents instead.

City financial reports show three clear issues. First, actual General Fund spending has been well below the final budget because many posts remain vacant year after year. Second, large operating departments such as Public Works, Parks and Recreation and Community Development absorb most spending. Third, several fee-funded operations, such as the Sports Center, Blackberry Farm and recreation programs, still need subsidies even though user fees are high.

I respectfully request that the Council consider the following future actions:

1. Turn vacancy savings into real cuts

The City should identify posts that have been vacant in non-essential areas such as administrative, non-automotive transportation, and other non-community facing support areas. These posts should be reduced or converted to external contractor positions to eliminate the burden of healthcare and pensions for those roles, not carried forward in future budgets. Management should also remove duplicated analyst and "special project" roles that do not directly serve residents.

2. Move staff to front-line community roles

The City should protect and, where needed, strengthen staffing for building and planning

review, development services and code enforcement. Instead of hiring new people, staff from lower-priority internal projects and discretionary initiatives should be reassigned or reduced to realign funding into these critical roles. This will speed up permits and enforcement without raising fees.

3. Slim down high-cost departments

Public Works, and Community Development should be reviewed program by program.

Low-use or low-value activities should be merged or ended. Supervisory and back-office roles linked to these activities should be removed or shifted to higher-priority work.

4. Cut consultant dependence and linked internal roles

Spending on consultants and contracts / study projects should be reduced. Where possible, existing staff should take on key project and analysis work. As consultant use falls, internal roles that exist mainly to manage discretionary contracts should be phased out, and the savings should support planners, inspectors and code officers.

5. Reduce non-automotive transportation staffing and projects

Transportation staff and funds should focus on essential traffic management, safety and congestion relief on busy Cupertino roads and main corridors. Roles and projects not directly tied to these core functions, including niche or low-usage mobility initiatives and prolonged pilots, should be reduced or discontinued. Any positions that exist mainly to design, market or manage low-usage transportation projects should be eliminated or redeployed to essential traffic engineering and safety work.

6. Make staff realignment part of every fee decision

When the Council considers fee schedules, staff should first show which posts have been cut or reassigned in that programme. Only after this should any fee change be discussed. Essential community services, especially in building, planning, code enforcement and core traffic management, should not be priced to cover overhead roles that could be removed instead.

Cupertino faces revenue pressure and residents face very high housing and living costs. It is fair and reasonable to expect the City to expedite reduction in non-essential roles, realign staff, and lower its own cost base before asking residents to pay more in fees. By doing this, the Council can ease the cost recovery burden and help keep Cupertino more affordable for the people who live here.

Yours faithfully,

San Rao (writing on behalf of myself only as a Cupertino Resident)

CC 12-16-2025

#5-7

Consent Items

Written Communications

From: [Santosh Rao](#)
To: [City Council](#); [Tina Kapoor](#); [City Clerk](#); [Public Comments](#)
Subject: Please pull Agenda Items 5–7 from Consent Calendar
Date: Saturday, December 13, 2025 8:06:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Writing on behalf of myself only as Cupertino resident]

Dear Council Members,

I urge the Council to **pull agenda items 5, 6, and 7** from the consent calendar for the 12/16/25 council meeting.

If the **LRC** is placed on consent, the Council should agendize a future item to **disband the LRC**. Public funds should not support private deliberations on matters the public cannot see or hear.

The Council should focus on **core city business** and the **immediate concerns of Cupertino residents**. This includes inter-agency engagement with Santa Clara County on renewal of the **Lehigh Quarry conditional use permit**, with truck operations limited to **weekdays after 6:30 a.m.**, consistent with Stevens Creek Quarry.

The Council should also examine **power and electricity options** with the City of Santa Clara, which operates its own utility. Reducing reliance on **PG&E** should be a priority.

More broadly, the Council should focus on **lowering costs**, not increasing them. PG&E, San Jose Water, and Recology bills continue to rise. Affordability is a serious concern for residents.

Agenda Item 5, the ACFR, should be pulled for detailed public review. After two consecutive years of **10%+ fee increases**, residents expect scrutiny of non-essential costs and staffing, not financial items placed on consent.

Placing major financial matters on consent signals a lack of urgency. Many residents face higher property taxes, declining services, and ongoing pressure on quality of life.

Finally, please **pull Agenda Item 7 on committee assignments**. These should be discussed in public, with transparency and resident input.

Thank you for focusing on the **practical and immediate concerns** of Cupertino residents.

Thanks,
San Rao (writing on behalf of myself only as a Cupertino resident)

CC 12-16-2025

#10

Development Project
United Furniture Site

Written Communications

From: [Jong, Nancy](#)
To: [Gian Martire](#); [City Clerk](#)
Cc: [nkosla@tollbrothers.com](#); [rconnolly@tollbrothers.com](#); [Guerra, Alicia C.](#)
Subject: Revised Idlewild Project - 10065-10075 East Estates Drive (Application No(s): DP-2024-004, ASA-2024-008, TM-2024-005, & U-2025-004) [IMAN-BUCHALTER.FID2641494]
Date: Friday, December 12, 2025 8:52:46 AM
Attachments: [12_15 Letter to Gian Martire_Senior Planner_City of Cupertino\(106992073.1\)\(106994722.1\).pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning:

On behalf of Alicia Guerra, the attached updated letter is being submitted to Mr. Martire for City Council Meeting Agenda Item No. 10, Idlewild Project. Please see that the letter is distributed to the City Council members in advance of Tuesday evening's City Council meeting.

Thank you,

Nancy Jong
Assistant to Alicia Guerra

[Buchalter](#)

Nancy Jong

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December 15, 2025

415.227.3508 Direct
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VIA E-MAIL (GIANM@CUPERTINO.GOV)

Gian Martire
Senior Planner
City of Cupertino Planning Department
10300 Torre Ave
Cupertino, CA 95014

Re: ***Revised*** Idlewild Project - 10065-10075 East Estates Drive (Application No(s):
DP-2024-004, ASA-2024-008, TM-2024-005, & U-2025-004)

Dear Gian:

Buchalter, APC, (“Buchalter”) represents, Toll Brothers, Inc. (“Toll Brothers”) as land use counsel regarding the entitlement process for its project to develop 55 townhomes and 10 accessory dwelling units (“ADUs”) and associated infrastructure (the “Project”) on the property located on the 2.72-acre Idlewild Shopping Center site at 10065-10075 East Estates Drive (APNs 369-06-002, -003, -004) (the “Property”) in the City of Cupertino (the “City”). Toll Brothers is the developer of the Project and Idlewild Center, TIC is the Property owner.

On December 4, 2025, I submitted a letter, on behalf of Toll Brothers, responding to comments raised at the November 12th Planning Commission public hearing regarding the Project approvals. The purpose of this letter is to provide further updated clarifications to the response I submitted on December 4th.

As I noted in my letter, at the Planning Commission meeting, the Planning Commission and members of the public raised concerns regarding the status of environmental contamination associated with the former dry cleaner that operated on the Property. As a further clarification to my December 4th letter, the dry cleaner operated between the 1960s and 2010.

Additionally, commenters noted that information available from the Santa Clara County Department of Environmental Health (SCDEH) and GeoTracker indicated that the SCDEH is overseeing the cleanup of the Property and a soil vapor extraction system (SVE) operated on the

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Gian Martire
December 15, 2025
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Property to remediate elevated levels of tetrachloroethylene (PCE). My December 4th letter indicated that the SVE was turned off earlier this year to monitor the groundwater to determine if PCE remains in the groundwater.

ENGEO has provided further clarifying information confirming that the SVE was turned off earlier this year to monitor soil gas conditions for rebound and determined whether SVE has achieved cleanup goals or whether additional SVE operation may be necessary” (there has been no groundwater monitoring at the site). This information does not change the conclusion in my letter and provides further information demonstrating that the prior contamination has been subject to remediation.

We appreciate your consideration of the information contained in my December 4th letter as supplement by this letter. Please let me know if you have any questions regarding this matter and we look forward to the City Council’s deliberations concerning the Project at the December 16th meeting.

Best,

BUCHALTER
A Professional Corporation



Alicia Guerra

AG:nj

cc: City Clerk
Nick Kosla
Rob Connolly

From: [James Lloyd](#)
To: [Kitty Moore](#); [Liang Chao](#); [Sheila Mohan](#); [J.R. Fruen](#); [R "Ray" Wang](#)
Cc: [Piu Ghosh \(she/her\)](#); [City Attorney's Office](#); [Cupertino City Manager's Office](#); [City Clerk](#); [City of Cupertino Planning Dept.](#)
Subject: public comment re item 10 for tonight's Council meeting
Date: Tuesday, December 16, 2025 1:04:11 PM
Attachments: [10075 E. Estates & 19610 Stevens Creek Blvd - HAA letter - CC.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Council,

The California Housing Defense Fund ("CalHDF") submits the attached public comment re item 10 for tonight's Council meeting, the proposed 65-unit housing development project at 10075 E. Estates & 19610 Stevens Creek Blvd, which includes 6 median-income units and 5 moderate-income units.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - <https://calhdf.org/donate/>



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December 15, 2025

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VIA E-MAIL (GIANM@CUPERTINO.GOV)

Gian Martire
Senior Planner
City of Cupertino Planning Department
10300 Torre Ave
Cupertino, CA 95014

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Best,

BUCHALTER
A Professional Corporation



Alicia Guerra

AG:nj

cc: City Clerk
Nick Kosla
Rob Connolly

CC 12-16-2025

#11

City Hall Improvements Project

Written Communications

From: [Santosh Rao](#)
To: [City Council](#); [Tina Kapoor](#); [City Clerk](#); [Chad Mosley](#); [Jimmy Tan, P.E.](#); [Benjamin Fu](#); [Public Comments](#)
Subject: Continue City Hall Agenda Item Pending ASCE 41 and Peer Seismic Review
Date: Sunday, December 14, 2025 6:55:23 AM

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[Writing on behalf of myself only as a Cupertino resident]

Subject: Request to Continue City Hall Item Pending ASCE 41 and Peer Seismic Review

Dear City Council,

I respectfully request that the City Hall item be continued until a complete and comparable ASCE 41 based assessment and peer review are first provided.

ASCE 41 is the nationally recognised standard for evaluating the seismic safety of existing buildings. It distinguishes clearly between Immediate Occupancy, Life Safety, and Collapse Prevention performance levels. To date, the City has not publicly disclosed which ASCE 41 performance level was assumed, nor whether the existing building fails Life Safety or merely falls short of Immediate Occupancy.

This distinction matters. Across the Bay Area, cities with mid century city halls similar to Cupertino's have generally accepted Life Safety performance, pursued targeted upgrades, and continued occupancy.

The need for Risk Category IV has not been clearly justified. Most administrative buildings operate under Risk Category II, with Risk Category IV reserved for facilities that must remain fully operational immediately following a major earthquake. Council has not been shown why City Hall, as currently staffed and used, requires this designation.

It is also unclear whether Public Works staff at the service yard, who are directly responsible for post earthquake response and recovery, are afforded the same level of seismic protection as City Hall staff. If continuity of operations is the stated objective, this disparity requires explanation. Much of City Hall staffing appears clerical, while Public Works personnel perform essential field operations.

For these reasons, I urge Council to continue this item and direct staff to first provide:

1. The ASCE 41 evaluation and the performance level assumed.
2. Confirmation of whether the existing City Hall meets Life Safety.
3. A justification for Risk Category IV versus Risk Category II.
4. A comparison of seismic standards applied to City Hall and the Public Works service yard.

5. A peer analysis of neighboring city halls, including cost and extent of retrofit decisions, risk level chosen and comparable scope of work considered or deferred.

These matters go directly to proportionality, credibility, and fiscal responsibility. They should be addressed before any irreversible commitment is made.

Thank you for your consideration.

Sincerely,

San Rao (writing on behalf of myself only as a Cupertino resident)