



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, February 24, 2026

At 6:45 p.m. Chair Tracy Kosolcharoen called the Regular Planning Commission meeting to order and led the Pledge of Allegiance in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference.

ROLL CALL

Present: Chair Tracy Kosolcharoen, Vice Chair Steven Scharf, and Commissioners David Fung, Seema Lindskog and Santosh Rao. Absent: None.

APPROVAL OF MINUTES

1. Subject: Approval of the February 10, 2026 Planning Commission Minutes.
Recommended Action: Approve the February 10, 2026 Planning Commission Minutes.

Commissioners made corrections to the minutes.

MOTION: Rao moved and Lindskog seconded to approve the February 10, 2026 Planning Commission Minutes as amended. The motion carried with the following vote: Ayes: Kosolcharoen, Scharf, Fung, Lindskog, Rao. Noes: None. Abstain: None. Absent: None.

POSTPONEMENTS – None

ORAL COMMUNICATIONS – None

PUBLIC HEARINGS

2. Subject: Consider: 1) a Hillside Exception for grading on slopes exceeding 30% in order to create a flat yard area, 2) an R-1 Exception for garage design, 3) a Design Review Permit for a new two-story residence with second story side setbacks of less than 15 feet and a second to first floor area ratio exceeding 66%, 4) a Minor Residential Permit for a balcony, and 5) a Tree Removal Permit for the removal and replacement of five Protected native oak trees (ranging in size between 12-inches DBH to 18-inches DBH) to allow the creation of the flat yard areas. (Application No(s): EXC-2025-007, EXC-2025-008, R-2024-029, RM-2024-028, TR-2024-043; Applicant(s): David

Kuoppamaki; Location: 22068 San Fernando Court; APN(s): 357 12 012)

Recommended Action: That the Planning Commission:

- a. Find the project exempt from the California Environmental Quality Act (CEQA);
- b. Conditionally approve R-2024-029, EXC-2025-007, and TR-2024-043; and
- c. Approve EXC-2025-008 and RM-2024-028, based on the Draft Resolutions.

Chair Kosolcharoen opened the public hearing.

Assistant Director of Community Development Luke Connolly introduced Senior Planner Emi Sugiyama.

Commissioners made ex-parte disclosures.

Senior Planner Emi Sugiyama gave a presentation.

Commissioners asked questions which staff responded to.

The applicant David Kuoppamaki spoke.

Commissioners asked questions which staff and the applicant responded to.

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

- Connie Cunningham, Housing Commissioner, representing self
- Rhoda Fry
- Peggy Griffin

Chair Kosolcharoen closed the public comment period.

MOTION: Rao moved to table the item until the plans are complete. The Commission did not vote on this motion.

MOTION: Lindskog moved and Fung seconded to find the project exempt from CEQA, conditionally approve the R-1 exception for the garage design, the design review permit for the two-story residence with second story side setbacks of less than 15 feet and the second to first floor area ratio exceeding 66%, and the minor residential permit for the balcony, but do not approve the hillside exception, or the Tree Removal Permit for the removal and replacement of five protected native oak trees, and do not require the staff-recommended conditions that the applicant revise the design to reduce their building mass.

FRIENDLY AMENDMENT: Kosolcharoen made a friendly amendment to accept staff's recommendation about the building massing concerns related to the height of the flat roof portions of the building (Lindskog and Fung accepted this friendly amendment).

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

At 7:55 p.m., Chair Kosolcharoen recessed the meeting. The meeting reconvened at 8:01 p.m. with all Commissioners present.

3. Subject: Consider a Tentative Map, Architectural and Site Approval, and Tree Removal Permit for the construction of a 51-unit townhome condominium development on Housing Element Priority Housing Sites 25 through 28. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): TM-2024-009, ASA-2024-015, TR-2024-044; Applicant: Summerhill Homes, LLC; Location: 10857, 10867, 10877, and 10887 Linda Vista Drive; APNs: 356-06-001, -002, -003, and -004).
Recommended Action: Staff recommends that the Planning Commission adopt the draft resolutions recommending that the City Council:
 1. Find the project exempt from the California Environmental Quality Act (CEQA);
 2. Make the required findings of No Net Loss (SB 166); and
 3. Approve the following permits:
 - a. Tentative Final Map (TM-2024-009) (Attachment 1);
 - b. Architectural & Site Approval Permit (ASA-2024-015) (Attachment 2); and
 - c. Tree Removal Permit (TR-2024-044) (Attachment 3)

Chair Kosolcharoen opened the public hearing.

Assistant Director of Community Development Luke Connolly introduced the item and introduced Senior Planner Emi Sugiyama.

Chair Kosolcharoen opened the floor to ex-parte communications.

Senior Planner Emi Sugiyama gave a presentation.

Commissioners asked questions which staff responded to.

Austin Lin Development Manager for Summerhill Homes, Steve Bull, Vice President of Development for the Project, Kevin Ebrahimi, Senior Vice President of Development of Summerhill Homes, members of the design team, and legal counsel Margo Bradish from Cox, Castle & Nicholson spoke.

Commissioners asked questions, which staff, the development team at Summerhill Homes, and legal counsel responded to.

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

- David Yan
- Derchang Kau, Frank Swason, and Alice Lin
- Henry Woo Sang Jr.
- Al Spencer
- Patrick Sweemey
- Keith Kreft
- Jennifer Griffin
- PK
- Mark Fantozzi and Ahmad Yazdi
- Vakram Saxeam
- Craig Cummings
- Srinivas Raghvendra
- Rhoda Fry
- Connie Cunningham, Housing Commissioner, representing self
- Lin Y
- Lisa Warren
- Nicholas Kao
- Louis Mirante

Chair Kosolcharoen closed the public comment period.

The development team at Summerhill Homes spoke.

Chair Kosolcharoen closed the public hearing.

Chair Kosolcharoen re-opened the public hearing.

Assistant Fire Marshal Brad Fox spoke.

Commissioners asked questions which the Assistant Fire Marshal responded to.

Jennifer Mastro from SDG Architects spoke.

Commissioners asked questions which the Assistant Fire Marshal and the development team at Summerhill Homes responded to.

Commissioners asked questions which staff, the development team at Summerhill Homes, and the Assistant Fire Marshal responded to.

Commissioners asked questions, which resident Henry Woo Sang responded to.

Commissioners asked questions which staff, the Assistant Fire Marshal and the development team at Summerhill Homes responded to.

Chair Kosolcharoen closed the public hearing.

MOTION: Rao moved and Scharf seconded to move the staff recommendation with the following amendments: to deny the request for credit of park in-lieu fees for the construction of the proposed trail connection, to limit construction truck traffic between the hours of 7:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:00 p.m. as per Municipal Code for the streets surrounding the project namely Linda Vista Drive, Hyannisport Drive, Bubb Road, and McClellan Road, and to include privacy shrubs if the applicant and the residents find this to be amenable. This motion was not voted on.

FRIENDLY AMENDMENT: Linskog made a friendly amendment to the motion to include the parkland in-lieu fee credit for the trail connection. (Rao did not accept this friendly amendment).

SUBSTITUTE MOTION: Linskog moved and Fung seconded to move the staff recommendation with the following amendments: to limit construction truck traffic between the hours of 7:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:00 p.m. as per Municipal Code for the streets surrounding the project namely Linda Vista Drive, Hyannisport Drive, Bubb Road, and McClellan Road, and to ask that the applicant include privacy shrubs if the applicant and the residents find this to be amenable.

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

OLD BUSINESS – None

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS

Assistant Director of Community Development Luke Connolly noted that the next Planning Commission meeting will take place on Monday, March 9, where the Commission will discuss the annual General Plan Update that goes to Sacramento on April 1. He also provided updates on

various upcoming projects.

FUTURE AGENDA SETTING – None.

ADJOURNMENT

At 11:03 p.m. Chair Kosolcharoen adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson, Administrative Assistant