



MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, March 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 March 09, 2026 Special Planning Commission Minutes.
Recommended Action: Approve the March 09, 2026 Special Planning Commission Minutes.

MOTION: Rao moved and Lindskog seconded to approve the March 09, 2026 Special Planning Commission Minutes. The motion carried with the following vote: Ayes: Kosolcharoen, Scharf, Lindskog, Rao. Noes: None. Abstain: Fung. Absent: None.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Jennifer Griffin discussed Highway 17 traffic accidents and the need for safety improvements.

PUBLIC HEARINGS

2. Subject: Consider a Use Permit, Tentative Map, Architectural and Site Approval, and Tree Removal Permit for the construction of a 122-unit residential development, consisting of 66 small-lot single family homes and 56 townhomes located at the Stevens Creek Office Center site, which includes a multi-tenant retail building (Voyager Coffee and Panera Bread). The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): U-2024-008, TM-2024-006, ASA-2024-011, TR-2024-033; Applicant: Kevin Choy, Harvest Properties; Location: 20807, 20813, 20823 & 20883 Stevens Creek Blvd; APNs: 326-32-050, -051, -052, and -053.

Recommended Action: Staff recommends that the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Find the project statutorily exempt from the California Environmental Quality Act (CEQA); and
2. Approve the following permits:
 - a. Use Permit (U-2024-008) (Attachment 1);
 - b. Architectural & Site Approval Permit (ASA-2024-011) (Attachment 2);
 - c. Tentative Final Map (TM-2024-006) (Attachment 3); and
 - d. Tree Removal Permit (TR-2024-033) (Attachment 4).

Written communications for this item included emails to the commission, and staff and applicant presentations

Commissioners made ex-parte disclosures.

Assistant Director of Community Development Luke Connolly introduced Senior Planner Shelby Maples, who gave a presentation.

Commissioners asked questions which staff responded to.

Kevin Choy, Associate Director of Harvest Properties introduced property owner Blair Volckmann, Lead Design and Engineering Partners David Burton, Associate Principal at KTG Architecture, and Eric Gellerman, Senior Associate at Gates Studio and Terry Reeves, Principal at CBNG, Inc., and several members of the team gave a presentation.

Commissioners asked questions which staff and the applicant responded to.

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

- Jennifer Griffin
- Esin Demirlioglu
- Witt Turner
- Lauren Bures
- Patrick Bumb
- David

Commissioners asked questions which staff and the applicant responded to.

Chair Kosolcharoen closed the public hearing.

MOTION: Lindskog moved to approve the project with the addition of requiring the city to provide significant tangible financial benefits to the retail establishments to allow them to relocate within Cupertino somewhere else. The Commission did not vote on this motion.

FRIENDLY AMENDMENT: Kosolcharoen moved to, in terms of City assistance of the relocation, that staff consider expedited permitting and potential fee waivers where possible to assist Voyager Craft Coffee, and evaluation of the fees that the businesses would be paying to see where there might be any opportunities to assist. The Commission did not vote on this motion.

MOTION: Lindskog moved and Fung seconded to approve the recommended action to:

1. Find the project statutorily exempt from the California Environmental Quality Act (CEQA); and
2. Approve the following permits:
 - a. Use Permit (U-2024-008); and
 - b. Architectural & Site Approval Permit (ASA-2024-011); and
 - c. Tentative Final Map (TM-2024-006); and
 - d. Tree Removal Permit (TR-2024-033).

The motion also contained the following amendments: that the City provide significant tangible financial benefits to the retail establishments that are getting dislocated, including looking at fee expedited approvals, fee reductions, and anything else the city can provide through different departments and Commissions. The amended motion carried with the following vote: Ayes: Kosolcharoen, Scharf, Fung, Lindskog, Rao. Noes: None. Abstain: None. Absent: None.

OLD BUSINESS – None

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS

Assistant Director of Community Development Luke Connolly reported on the no net loss housing requirement and plans to bring its consultant, PlaceWorks, on board starting April 7, suggesting that the Commission hold an early April discussion before the consultant is fully involved to review potential housing sites and build on prior ideas due to time constraints.

Vice Chair Scharf reported on the Planning Commissioner Academy, reporting that numerous housing-related bills (approximately 46) are currently moving through the state legislature and emphasized the importance of cities closely monitoring legislative activity. He supported the City

Council's re-establishment of the Legislative Review Committee and highlighted the need for cities to keep impact and in-lieu fees up to date through regular nexus studies.

Commissioner Rao reported on the value of networking with peer cities and suggested exploring low-cost opportunities for collaboration, such as joint study sessions with nearby cities facing similar challenges. The Commissioner also recommended further discussion on AB130, greater participation in forums like Cal Cities, and noted the need to balance professional expertise with broader community perspectives among Commissioners.

FUTURE AGENDA SETTING –

Commissioners added the following future agenda items:

Impact fees to help displaced retail (Scharf, Rao)

Nexus fee study to determine appropriate in-lieu fees as they relate to BMR housing (Scharf, Kosolcharoen)

Study session on the recommendations from the fire evacuation study (Rao, Kosolcharoen)

ADJOURNMENT

At 9:20 p.m. Chair Kosolcharoen adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson

Lindsay Nelson, Administrative Assistant