

From: [Peggy Griffin](#)
To: [City of Cupertino Planning Commission](#)
Cc: [City Clerk](#)
Subject: 2023-11-14 Planning Commission Mtg-AGENDA ITEM2 - Missing RED-LINED Muni Code
Date: Tuesday, November 14, 2023 4:27:28 PM

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PLEASE INCLUDE THIS EMAIL AS PART OF WRITTEN COMMUNICATIONS FOR THE ABOVE PLANNING COMMISSION MEETING AGENDA ITEM.

Dear City Clerk, Staff and Planning Commissioners,

It is difficult to see the changes to the Muni Code when a red-lined version is not provided.

REQUEST: Please provide a red-lined version.

Thank you,
Peggy Griffin

From: [Y.Thorstenson](#)
To: [City of Cupertino Planning Commission](#); [City of Cupertino Planning Dept.](#); [Housing](#)
Subject: Clarify and Boost ADU Rules
Date: Tuesday, November 14, 2023 4:08:28 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 Cupertino Planning Commission,

I'm glad our city's planning commission is taking up the revision of ADU rules, with the passage of new state laws requiring cities to relax unnecessary rules. Overall, I believe our main goals should be to give property owners the freedom and discretion to decide how to best utilize their own land, and to demonstrate to the State of California that we will tackle our severe housing and homelessness crisis in good faith. ADUs have shown to be an effective way to house new families and individuals in Cupertino and have generated significant interest from property owners; now the city should ensure all homeowners have an equal opportunity to pursue this desirable use of their land, rather than just those with the means, expertise, and time.

Still, I believe the planning commission should better clarify new ADU rules, while also further empowering property owners to build new homes on their own land. The commission should advise Council on stronger language that:

1. Makes ADU regulations simpler, especially since small property owners are unlikely familiar with complex land use principles. Simplification and alignment with our existing pre-approved ADU ordinance are also essential to ensure the program is better utilized.
2. Provide across the board permission for ADUs to be up to two stories in height, as was intended by the passage of new state laws. There is no reason we should restrict heights for such a small type of housing, which will result in limited new impacts on the community. For homeowners, these restrictions will limit access to opportunity based on neighborhoods, when all should be allowed this same ability. In addition, Cupertino has a uniquely large number of multigenerational families who deserve ample space to live together, with caretakers and other loved ones. Transit oriented development should be focused around true dense, multi family homes, rather than single story additions.
3. In line with the above, we should also increase design flexibility by cleanly allowing for both detached and attached ADUs to accommodate all types of families and homeowners of all backgrounds and situations.

4. Provide the same opportunities for single-story and multi-story single family homeowners.
5. Remove all mentions of proximity to transit without the context of ADUs.

ADUs are an effective, desirable way to better meet our housing needs, without noticeable impacts on neighborhoods, while also placing the financial onus on homeowners, who are demonstrably eager to build these homes. We should be simplifying and incentivizing our ambitious, thoughtful residents, instead of making the process needlessly challenging.

Thank you for your consideration.

Yvonne Thorstenson

From: [Neil Park-McClintick](#)
To: [City of Cupertino Planning Commission](#); [City of Cupertino Planning Dept.](#); [Housing](#)
Subject: (Strengthen Item 4 on ADUs) or (Clarify and Boost ADU Rules)
Date: Tuesday, November 14, 2023 4:33:42 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 Cupertino Planning Commission,

I'm personally glad our city's planning commission is taking up the revision of ADU rules, with the passage of new state laws requiring cities to relax unnecessary rules. I can personally speak to the need for ADUs as one of many new housing options. **When I was a college student, I lived in a garage->ADU conversion, which provided a rental rate almost half of the typical market rate housing option. It was the reason I was able to continue attending school and complete my degree. I believe others should have this same opportunity!**

ADUs have shown to be an effective way to house new families and individuals in Cupertino and have generated significant interest from property owners; now the city should ensure all homeowners have an equal opportunity to pursue this desirable use of their land, rather than just those with the means, expertise, and time.

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- 3.

In line with the above, we should also increase design flexibility by cleanly allowing for both detached and attached ADUs to accommodate all types of families and homeowners of all backgrounds and situations.

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Thank you for your consideration,

Neil Park-McClintick,
from a family of longtime cupertino residents

From: [Philip Nguyen](#)
To: [City of Cupertino Planning Commission](#); [City of Cupertino Planning Dept.](#); [Housing](#)
Subject: Clarify and Boost ADU Rules
Date: Tuesday, November 14, 2023 4:46:25 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 Cupertino Planning Commission,

I am pleased that our city's planning commission is taking up the revision of ADU rules, with the passage of new state laws requiring cities to relax unnecessary rules. Overall, I believe our main goals should be to give property owners the **freedom and discretion** to decide how to best utilize their own land, and to demonstrate to the State of California that we will tackle our severe housing and homelessness crisis in good faith. ADUs have shown to be an effective way to house new families and individuals in Cupertino and have generated significant interest from property owners; now the city should **ensure all homeowners have an equal opportunity to pursue this desirable use of their land**, rather than just those with the means, expertise, and time.

Still, I believe the planning commission should better clarify new ADU rules, while also further empowering property owners to build new homes on their own land. The commission should advise Council on stronger language that:

1. Makes ADU regulations **simpler**, especially since small property owners are not savvy with complex land use principles. Simplification and alignment with our existing pre-approved ADU ordinance are also essential to ensure the program is better utilized.
2. Provide across the board permission for ADUs to be up to two stories in height, as was intended by the passage of new state laws. There is no reason we should restrict heights for such a small type of housing, which will result in limited new impacts on the community. For homeowners, these restrictions will limit access to opportunity based on neighborhoods, when all should be allowed this same ability. In addition, Cupertino has a uniquely large number of multigenerational families who deserve ample space to live together, with caretakers and other loved ones. Transit oriented development should be focused around true dense, multi family homes, rather than single story additions.
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Thank you for your consideration.

Philip Nguyen

From: [Sean Hughes](#)
To: [City of Cupertino Planning Commission](#)
Subject: Planning - Item 4 - ADU Commentary
Date: Tuesday, November 14, 2023 4:57:29 PM
Attachments: [CFA%20Comment_Item%204_11.14.23_PC_.pdf.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.

Hello,

I would like to submit the attached letter on behalf of CFA's Steering Committee, for today's Planning Commission meeting this evening.

Regards,
Sean Hughes
Policy Director, Cupertino for All

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November 14, 2023

Commentary regarding Two-Story Permit and Accessory Dwelling Unit (ADU) laws

Cupertino for All has been closely following the Housing Element process on behalf of our constituents, many of whom benefit from not only more housing opportunities, but also a diversity of the types of housing available.

ADUs are one type of housing where we see greater potential in Cupertino. Across the state, ADUs have contributed to the production of affordable to moderate income housing. In particular, they have been especially helpful to Cupertino's housing production. Showcased in our Annual Progress Report, most of Cupertino's recent housing production consisted largely of ADUs. In addition, the HE draft plans for even greater production over the next planning period. As such, we hope to see the City support, rather than constrain, ADU production. This support would also actively demonstrate the City's positive intentions for the Department of Housing and Community Development's (HCD) review of our updated draft Housing Element.

CFA suggests finding ways to support ADU development that go beyond the minimum action(s) required by state law. Some changes we would support are:

1. Make our ADU regulations less prescriptive. For example: let ADUs be attached or detached, and remove the requirements for proximity to a major transit stop or high quality transit corridor. While we support transit-oriented development, it is overly prescriptive to require this when an ADU could easily function as an in-law unit, in which case transit accessibility may be less of a concern.
2. Enable the creation of two-story/second-story ADUs.
3. Within reason, allow the same design opportunities for single and two-story ADUs.

We support making changes to ensure the City can support ADU development to its fullest extent, not just in compliance with state law.

Regards,

The Steering Committee for Cupertino for All

From: [Peggy Griffin](#)
To: [City of Cupertino Planning Commission](#); [Piu Ghosh \(she/her\)](#)
Cc: [City Clerk](#)
Subject: 2023-11-14 Planning Commission Mtg-AGENDA ITEM4 - 2 stories
Date: Tuesday, November 14, 2023 5:06:02 PM

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Dear Planning Staff,

Thank you for changing “should” to “shall”! Please continue doing it.

Sincerely,
Peggy Griffin

From: [Kamyab Mashian](#)
To: [City of Cupertino Planning Commission](#)
Cc: [City of Cupertino Planning Dept.](#); [Housing](#)
Subject: Clarify and Boost ADU Rules
Date: Tuesday, November 14, 2023 5:53:44 PM

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Thank you for your consideration.

Shivani Kavuluru
&
Kamyab Mashian

From: [Jennifer Griffin](#)
To: [City of Cupertino Planning Commission](#)
Subject: Planning Commission Going Too Late
Date: Tuesday, November 14, 2023 11:29:41 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 Planning Commission:

It is now 11:30 PM. Why are we making hundreds of changes on adus when we have had no Planning Commission meetings for two months?

You should probably postpone most of this.

I am assuming we will have a Planning Commission meeting next week?

Thank you.

Jennifer Griffin