



MINUTES CUPERTINO PLANNING COMMISSION

Tuesday, June 10, 2025

At 6:45 p.m. Chair Santosh Rao 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 Santosh Rao, Vice Chair Tracy Kosolcharoen, and Commissioners David Fung, Steven Scharf and Seema Lindskog. Absent: None.

APPROVAL OF MINUTES

1. Subject: Approval of the May 27, 2025 Planning Commission Minutes
Recommended Action: Approve the May 27, 2025 Planning Commission Minutes

MOTION: Kosolcharoen moved and Scharf seconded to approve the May 27, 2025 Planning Commission Minutes. The motion passed with the following vote: Ayes: Rao, Kosolcharoen, Fung, Scharf, Lindskog. Noes: None. Abstain: None. Absent: None.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Jean Bedord spoke about permit costs, delays in the permitting process in the city due to staffing shortages and turnover vs. multiple incomplete submittals by applicants.

CONSENT CALENDAR- None

PUBLIC HEARINGS –

2. Subject: Consider a Development Permit, Use Permit, Tentative Map, Architectural and Site Approval, and Tree Removal Permit to consider the construction of a 59-unit townhome condominium development. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): DP-2024-002, U-2024-007, TM-2024-001, ASA-2024-005, TR-2024-024; Applicant(s): SummerHill Homes, LLC; Location: 20770, 20830, and 20840 Stevens Creek Blvd; APNs: 359-08-025, -026, -027, and -028 (partial).
Recommended Action: 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. Development Permit (DP-2024-002) (Attachment 1);
 - b. Use Permit (U-2024-007) (Attachment 2);
 - c. Architectural & Site Approval Permit (ASA-2024-005) (Attachment 3);
 - d. Tentative Final Map (TM-2024-001) (Attachment 4); and
 - e. Tree Removal Permit (TR-2024-024) (Attachment 5).

Assistant Director of Community Development Connolly introduced Senior Planner Sugiyama.

Senior Planner Sugiyama gave a presentation.

Chair Rao opened the floor to Ex Parte disclosures.

Commissioners Fung, Scharf, Lindskog, and Kosolcharoen and Chair Rao shared Ex Parte communications.

The applicant gave a presentation.

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

- Rajiv Chamraj
- Lynne
- Jennifer Griffin
- Jean Bedord
- Gill Doyle – it was determined he was speaking on a non-agenda item
- Ravi Kuman
- Luis Marante
- Vivek Sagdeo

Chair Rao closed the public comment period.

Commissioners asked questions and made comments.

MOTION: Lindskog moved and Fung seconded to approve the staff recommendation. The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung, Scharf, Lindskog. Noes: None. Abstain: None. Absent: None.

OLD BUSINESS – None

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS

Assistant Director of Community Development Connolly reported that the Upland way six-unit project from Builder's Remedy was found to be incomplete after the 90 day review period. It has been deemed inactive and is no longer a project. He also reported that City Council had the first reading for the ordinance to adopt the Calfire Fire Hazard Zone Maps. City Council went with Calfire's Recommendation, therefore, no additional properties were added to the list. There will be a second reading before it is formally adopted.

FUTURE AGENDA SETTING – None

ADJOURNMENT

At 8:34 p.m. Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson

Lindsay Nelson, Administrative Assistant