



# CITY OF CUPERTINO

## AGENDA

### CITY COUNCIL

10300 Torre Avenue, City Hall Conference Room C

Friday, December 12, 2025

9:00 AM

Non-Televised Special Meeting

#### IN-PERSON AND 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 City Hall, Conference Room C, 10300 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 <https://youtube.com/@cupertinocitycommission>

##### 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 at Cupertino Community Hall.

A. 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.

B. Speakers must wait to be called, then proceed to the lectern/podium and speak into the microphone when recognized by the Mayor.

C. 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.

D. 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) E-mail the document to [cityclerk@cupertino.gov](mailto:cityclerk@cupertino.gov) by 4:00 p.m. on Thursday, December 11 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](mailto:publiccomment@cupertino.gov) as follows:

- a. E-mail comments must be received by 4:00 p.m. on Thursday, December 11 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

#### 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 Friday, December 12, 2025, commencing at 9:00 a.m. in City Hall, Conference Room C, 10300 Torre Avenue, Cupertino, California 95014. Said special meeting shall be for the purpose of conducting business on the subject matters listed below under the heading, "Special Meeting."

#### SPECIAL MEETING

##### CALL TO ORDER

##### ROLL CALL

##### CITY COUNCIL TRAINING

1. Subject: City Council Training  
Recommended Action: Conduct City Council Training  
[A - City Council Procedures Manual](#)  
[B - Brown Act](#)  
[C - Rosenberg's Rules of Order](#)

##### ACTION CALENDAR

2. Subject: 1) 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 (Continued from December 2, 2025)

Recommended Action: 1: Study Session completed on December 2, 2025. No further action to be taken.

2: Appoint the City Manager and the Interim City Attorney as Negotiators with the Nonprofit Public Benefit Corporation, Charities Housing Development Corporation of Santa Clara County (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. (The public comment period for this item was conducted and closed on December 2, 2025; the public comment period remains closed such that no further public comment will be taken.)

[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](#)

## 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](mailto:cityclerk@cupertino.org); and website: [www.cupertino.org/lobbyist](http://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.*