



**DRAFT MINUTES**  
**CUPERTINO CITY COUNCIL**  
Tuesday, July 15, 2025

At 6:00 p.m., Mayor Liang Chao called the Regular City Council Meeting to order in City Hall Conference Room C, 10300 Torre Avenue, Cupertino, CA 95014; and Teleconference Location: JW Marriott Sahar, IA Project Road, Chhatrapati Shivaji International Airport, Andheri, Mumbai, India, 400099.

**ROLL CALL**

Present: Mayor Liang Chao, Vice Mayor Kitty Moore, and Councilmembers J.R. Fruen, Sheila Mohan, and R "Ray" Wang (participated remotely). Absent: None.

In open session prior to closed session, Mayor Chao opened the public comment period regarding any items on the agenda. No members of the public requested to speak and Mayor Chao closed the public comment period.

**CLOSED SESSION**

1. Subject: Conference with Labor Negotiators pursuant to Government Code § 54957.6 (Kristina Alfaro and Christopher Boucher)  
Council met with Labor Negotiators.

At 6:34 p.m., Mayor Chao recessed the meeting.

At 6:47 p.m., Mayor Chao reconvened the Regular City Council Meeting in open session and led the Pledge of Allegiance in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference; and Teleconference Location: JW Marriott Sahar, IA Project Road, Chhatrapati Shivaji International Airport, Andheri, Mumbai, India, 400099.

**ROLL CALL**

Present: Mayor Liang Chao, Vice Mayor Kitty Moore, and Councilmembers J.R. Fruen, Sheila Mohan, and R "Ray" Wang (participated remotely). Absent: None.

**CLOSED SESSION REPORT**

City Attorney Floy Andrews reported on the actions taken during the closed session held at 6:00 p.m. City Attorney Andrews reported that there was no reportable action.

**CEREMONIAL ITEMS - None****PRESENTATIONS**

2. Subject: Presentation from Santa Clara Valley Transportation Authority (VTA) regarding ongoing services and projects update  
Recommended Action: Receive presentation from Santa Clara Valley Transportation Authority (VTA) regarding ongoing services and projects update

Written communications for this item included a presentation.

VTA General Manager and Chief Executive Officer Carolyn Gonot gave a presentation.

Council received the presentation from Santa Clara Valley Transportation Authority (VTA) regarding ongoing services and projects update.

**POSTPONEMENTS AND ORDERS OF THE DAY**

3. Subject: Award of a design professional services agreement to DIALOG Design LP for the City Annex Improvements project (420-99-248) for the renovation of an existing building located at 10455 Torre Avenue for a total not-to-exceed amount of \$493,243. (Continued from July 1, 2025)  
Recommended Action: 1. Award a design professional services agreement to DIALOG Design LP for the City Hall Annex Project in the amount not to exceed \$448,243; and  
2. Authorize the City Manager to execute a Design Professional Services Agreement with DIALOG Design LP when all conditions have been met; and  
3. Authorize the Director of Public Works to execute any necessary services or change orders, up to a contingency amount of \$45,000 (approximately 10% of base services,) for a total contact amount of \$493,243.

MOTION: Chao moved and Wang seconded to postpone this item to September. The motion passed with the following vote: Ayes: Chao, Moore, Fruen, Mohan, and Wang. Noes: None. Abstain: None. Absent: None.

**ORAL COMMUNICATIONS**

Written communications for this item included emails to the Council.

The following members of the public spoke:

Krish Arora discussed addressing youth climate anxiety with the City's Climate Action Plan.

Jennifer Griffin discussed Senate Bill 79 on housing development and transit-oriented development.

Aathaav Chandrasekaran discussed squirrels being endangered by traffic in certain locations.

Wilson Lee discussed a proposal to update the City's Accessory Dwelling Unit ordinance regarding setbacks.

Housing Commissioner Yuyi He (representing self) discussed renter displacement.

Housing Commissioner Connie Cunningham (representing self) discussed renter displacement.

Evan discussed AI integration and the CompassPoint Mentorship organization.

Toby Leavitt, representing San Francisco Shakespeare Festival, discussed Free Shakespeare in the Park.

Tracy Hsu discussed the City's Senate Bill 9 ordinance regarding flag lot splits and the minimum lot depth requirement.

Qian Wang discussed mitigating noise from a soundwall gap along Highway 280 near North Blaney Avenue.

Peggy Griffin discussed mitigating noise from a soundwall gap along Highway 280 near North Blaney Avenue.

Rhoda Fry discussed truck noise from Lehigh cement plant, bike safety around Lawson Middle School, and the McClellan Terrace property purchase.

Planning Commissioner San Rao (representing self) discussed the public comment procedure and the Lifetime contract at the Cupertino Sports Center.

#### **CONSENT CALENDAR (Items 4-9)**

Mayor Chao provided an oral report for Item 7.

Mayor Chao opened the public comment period and, seeing no one, closed the public comment period.

MOTION: Wang moved and Mohan seconded to approve the Consent Calendar as amended for Item 9. The motion passed with the following vote: Ayes: Chao, Moore, Fruen, Mohan, and Wang. Noes: None. Abstain: None. Absent: None.

4. Subject: Approval of July 1, 2025 City Council minutes Recommended  
Action: Approve the July 1, 2025 City Council minutes
5. Subject: Ratifying Accounts Payable for the periods ending June 6, 2025, June 20, 2025 and July 3, 2025  
Recommended Action: A. Adopt Resolution No. 25-059 ratifying Accounts Payable for the Period ending June 6, 2025;  
B. Adopt Resolution No. 25-060 ratifying Accounts Payable for the Period ending June 20, 2025; and  
C. Adopt Resolution No. 25-061 ratifying Accounts Payable for the Period ending July 3, 2025
6. Subject: Annual Evaluation Report on the Federal Emergency Management Agency (FEMA) Community Rating System's (CRS) Program for Public Information.  
Recommended Action: Adopt Resolution No. 25-062 Accepting the Annual Evaluation Report for Fiscal Year 2025 (Year 4) of the 2021 Santa Clara County Multi-Jurisdictional Program for Public Information.
7. Subject: Approval of Interim City Manager Employment Agreement; Proposed Amendments to the Appointed Employees' Compensation Program  
Recommended Action: 1. Adopt Resolution No. 25-063 approving the Interim City Manager Employment Agreement between the City of Cupertino and Tina Kapoor, and authorize the Mayor to execute the contract; and  
2. Adopt Resolution No. 25-064 amending the Appointed Employees' Compensation Program
8. Subject: Second reading of Municipal Code amendments to Cupertino Municipal Code, Title 2, Chapter 2.96, Sections 2.96.010 Established-Composition and 2.96.020 Terms of Office, pertaining to the Economic Development Committee.  
Recommended Action: 1. Conduct the second reading and enact Ordinance 25-2273 "An Ordinance of the City Council of the City of Cupertino Amending City Code Title 2 Chapter 2.96 Economic Development Committee, Section 2.96.010 Established-Composition and Section 2.96.020 Terms of Office."

2. Find that the proposed actions are exempt from CEQA.

9. Subject: Budget Adjustments related to the Assistant Director of Parks and Recreation and the Assistant City Manager and Deputy City Manager positions in the City Manager's Office resulting in net savings of \$62,586 for the City annually Recommended Action: 1. Adopt Resolution No. 25-065 approving Budget Modification No. 2425-399, increasing appropriations by \$291,532 for the Assistant Director of Parks and Recreation; and
2. Adopted Resolution No. 25-066 amending the Unrepresented Employee's Compensation Program to eliminate the Assistant City Manager position, resulting in ongoing salary savings of \$354,118 annually in the City Manager's Office. (Unanimous)

Written communications for this item included a desk item report with staff responses to councilmember questions and a supplemental report with: Attachments G – Revised Draft Resolution Amending the Unrepresented Employee's Compensation Program, H – Revised Amendments to the Unrepresented Employee's Compensation Program (Clean), I – Revised Amendments to the Unrepresented Employee's Compensation Program (Redline).

## PUBLIC HEARINGS

10. Subject: Approval of lien assessment and collection of fees on private parcels resulting from abatement of public nuisance (weeds and/or brush) for the annual Weed and Brush Abatement Programs
- Recommended Action: 1. Conduct a public hearing to consider objections from any property owners listed on the assessment report; and
2. Adopt Resolution No. 25-067 approving the lien assessment and collection of fees on private parcels for the annual Weed and Brush Abatement Programs.

Written communications for this item included a presentation.

City Clerk Kirsten Squarcia gave a presentation.

Councilmembers asked questions and made comments.

Mayor Chao opened the public hearing and the following members of the public spoke.

Suejane Han  
Hament Mahajan  
Tracy Hsu  
Anil Agrawal

Mayor Chao closed the public hearing.

MOTION: Mohan moved and Fruen seconded to:

1. Conduct a public hearing to consider objections from any property owners listed on the assessment report; and
2. Adopt Resolution No. 25-067 approving the lien assessment and collection of fees on private parcels for the annual Weed and Brush Abatement Programs.

The motion passed with the following vote: Ayes: Chao, Moore, Fruen, Mohan, and Wang. Noes: None. Abstain: None. Absent: None.

At 8:23 p.m., Mayor Chao recessed the meeting. The meeting reconvened at 8:30 p.m. with all councilmembers present.

## STUDY SESSION

11. Subject: Study Session to review an application to develop new ELI (Extremely Low Income) and BMR housing units for Developmentally Disabled individuals (IDD) on City-owned property along Mary Avenue (APN: 326-27-053)  
Recommended Action: Conduct study Session on the Mary Avenue project and provide comments to staff and applicant.

Written communications for this item included a presentation, supplemental report with staff responses to council member questions, and emails to the Council.

The following Charities Housing representatives gave a presentation: Kathy Robinson, Peter Ko, Laura Roberts, Andy Lief, and Dennise Jauregui.

Councilmembers asked questions and made comments.

Mayor Chao opened the public comment period and the following members of the public spoke.

Yvonne Thorstenson, representing Cupertino for All  
Trevor  
Housing Commissioner Connie Cunningham (representing self)  
Dolly Sandoval  
Anita Lusebrink  
Gia Pham, representing Housing Choices  
Orrin Mahoney  
Peggy Griffin

Calley Wang

Jennifer Shearin

Duleep Pillai

Jennifer Lucas, representing the California State Council on Developmental Disabilities  
Planning Commissioner San Rao (representing self)

Mayor Chao closed the public comment period.

Moore requested an informational memo on the parking plans and proposed changes for the development on Mary Avenue (APN: 326-27-053).

MOTION: Chao moved, and Wang seconded, to direct the staff to look at the parking configuration on Mary Avenue to explore possibly reconfiguring and creating more parking spaces; direct the City Attorney to investigate if the City Council could be the final approving body for the project; and return to Council.

FRIENDLY AMENDMENT: Councilmember Wang made a friendly amendment to look into the implications of California Constitution Article 34.

MODIFICATION: Chao modified the motion to request that the City Attorney provide an informational memo on California Constitution Article 34 implications, and to clarify that the Council would like the project to move forward.

The Council did not vote on this motion.

SUBSTITUTE MOTION: Fruen moved and Mohan seconded a substitute motion to allow the project to proceed as previously described; to provide the requested information via an informational memo on the topic of Article 34; and to address the questions of parking and other issues raised in the supplemental, which could be clarified in an informational memo. The substitute motion passed with the following vote: Ayes: Moore, Fruen, and Mohan. Noes: Chao and Wang. Abstain: None. Absent: None.

12. Subject: Study Session regarding possible updates to oversized vehicle parking restrictions in the public right-of-way (Continued on July 1, 2025)  
Recommended Action: Recommend that the City Council consider the Planning Commission's recommendations to amend Sections 11.24.130 (72-hour parking limit), Section 11.24.200 (removal of vehicles), Section 11.28.010 (definition of oversized vehicles), and Section 11.28.020 (vehicle parking regulations) of the Municipal Code, to enhance the current prohibition on parking oversized vehicles for more than seventy-two (72) hours on any public street

Written communications for this item included a presentation and emails to the Council.

City Attorney Floy Andrews gave a presentation.

Councilmembers asked questions and made comments.

MOTION: Fruen moved and Chao seconded a motion to suspend the rules and extend the meeting to consider Items 12 and 13 until finished. The motion passed with the following vote: Ayes: Chao, Fruen, and Mohan. Noes: Moore and Wang. Abstain: None. Absent: None.

Mayor Chao opened the public comment period and the following members of the public spoke.

Jean Bedord

Planning Commissioner San Rao (representing self)

Planning Commissioner Tracy K (representing self)

Mayor Chao closed the public comment period.

The Council conducted a straw poll and there was support for the following:

- Limit parking to no more than 72 hours; vehicles must be moved at least 1,500 feet and may not return for 72 hours.
- Prohibit overnight parking on public streets, with an online permit system to allow exceptions and a process to resolve violations.
- Include an exception for residents as part of a pilot program, which will last no more than one year.
- When applying for a permit, require applicants to indicate whether they are residents or non-residents.
- Define a citywide ban to include all public streets, parking lots, the public right-of-way, and any publicly owned facility.
- Hold off on considering an extra permit allowance for non-residents.
- Install signage at entrances, exits, and identified problem areas.
- Review the proposed signage language at the first reading of the ordinance.
- Maintain complaint-based enforcement for now, with staff to report back on whether additional measures are needed.
- Staff will return to Council for a review in one year and may return earlier if needed.
- Examine San Jose's Oversized and Lived-In Vehicle Enforcement (OLIVE) pilot program as a possible alternative, which may require another study session.

## ACTION CALENDAR

13. Subject: Acceptance of the Stevens Creek Boulevard Corridor Vision Study  
Recommended Action: Adopt Resolution No. 25-068 accepting the Stevens Creek
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Boulevard Corridor Vision Study, including the additional qualifications recommended by the Cupertino Bicycle Pedestrian Commission and Planning Commission, and directing City staff to work through the multijurisdictional working group and Steering Committee to further assess the Study's recommendations and opportunities for implementation

Written communications for this item included a presentation, a desk item with staff responses to council member questions, and emails to the Council.

MOTION: Chao moved and Moore seconded to postpone this item to the next regular meeting. The motion passed with the following vote: Ayes: Chao, Moore, Mohan, and Wang. Noes: Fruen. Abstain: None. Absent: None.

## **ADJOURNMENT**

At 11:30 p.m., Mayor Chao adjourned the Regular City Council Meeting. There was no further discussion on the remaining items.

## **ITEMS REMOVED FROM THE CONSENT CALENDAR – None**

## **CITY MANAGER REPORT**

### **14.    Subject: City Manager Report**

Interim City Manager Tina Kapoor reported on recent highlights and upcoming events as provided in the published agenda.

## **ORAL COMMUNICATIONS - CONTINUED – None**

## **COUNCILMEMBER REPORTS**

### **15.    Subject: Councilmember Reports**

Councilmembers reported on their various committees and events as provided in the published agenda.

## **FUTURE AGENDA ITEMS**

This item was not heard.

As noted under Item 11, informational memos were requested on the parking plans and proposed

changes for the development on Mary Avenue; and on the topic of California Constitution Article 34.

**16.    Subject: Upcoming Draft Agenda Items Report**

A tentative council meeting agenda calendar was provided in the published agenda.

Minutes prepared by:

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Kirsten Squarcia, City Clerk