



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, July 8, 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 Steven Scharf and Seema Lindskog. Absent: Commissioner David Fung.

APPROVAL OF MINUTES

1. Subject: Approval of the June 24, 2025 Planning Commission Minutes
Recommended Action: Approve the June 24, 2025 Planning Commission Minutes

Administrative Assistant Nelson made a correction to the minutes.

MOTION: Lindskog moved and Rao seconded to approve the amended June 24, 2025 Planning Commission Minutes. The motion passed with the following vote: Ayes: Rao, Kosolcharoen, Scharf, Lindskog. Noes: None. Abstain: None. Absent: Fung.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Jennifer Griffin spoke about concerns related to SB79 and its wording regarding bus systems. She also spoke about Governor Newsome’s modifications to CEQA, particularly the exemption related to data centers.

David spoke on an item on the agenda, and per Rao’s request held his comment for the agenda item.

Peggy Griffin spoke about regulations in the Municipal Code and the desire to have these be simple to aid in code enforcement.

STUDY SESSION

2. Subject: Study Session on a state law mandated update to the Health and Safety Element. (Application No(s): GPA-2025-001; Applicant(s): City of Cupertino; Location: citywide)
Recommended Action: That the Planning Commission receive the report and provide input on the recommended policy areas and/or programs in the Health and Safety

Element.

Assistant Director of Community Development Connolly introduced the consultants, Senior Associate Jacqueline Prostman Rohr and Principal Tammy L. Seale, with Placeworks, who gave a presentation.

Commissioners asked questions about the presentation.

Chair Rao opened the floor to Ex Parte disclosures. Chair Rao and Vice Chair Kosolcharoen made Ex Parte Disclosures.

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

- Jennifer Griffin
- Peggy Griffin
- David

Chair Rao closed the public comment period.

Commissioners continued their discussion, and asked questions which staff and Placeworks representatives responded to.

PUBLIC HEARINGS

3. Subject: Proposed amendments to Municipal Code Chapters 19.08 (Definitions), and 19.112 (Accessory Dwelling Units) and Associated Environmental Review. (Application No. MCA-2025-001; Applicant: City of Cupertino; Location: City-wide)
Recommend Action: That the Planning Commission adopt the draft resolution recommending that the City Council adopt an ordinance to:
 - a. Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) and CEQA Guidelines; and
 - b. Amend the following:
 - i. Chapter 19.08, Definitions, and
 - ii. Chapter 19.112, Accessory Dwelling Units.

Planning Manager Ghosh introduced Senior Planner Martire who gave a presentation.

Commissioners asked questions and made comments.

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

- Jennifer Griffin

Chair Rao closed the public comment period.

MOTION: Rao moved and Lindskog seconded to move the staff recommendation with a change to Table 19.112.040, Subsection I - Structure Design, that Clause (a) be struck. The motion passed with the following vote: Ayes: Rao, Kosolcharoen, Scharf, Lindskog. Noes: None. Abstain: None. Absent: Fung.

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS –

Planning Manager Ghosh mentioned two new housing development projects listed on the city's webpage, including two townhome developments, one on South DeAnza for approximately 103 units, and another townhome development on Canyon Crossing along with two SB330 preliminary applications. She also stated that the Wolfe Road housing project (Eden Housing) has come in as a formal application.

FUTURE AGENDA SETTING – None

Commissioner Scharf recommended, and Vice Chair Kosolcharoen seconded to conduct a study session on article 34 of the California Constitution, and a presentation from the legal department about it.

ADJOURNMENT

At 9:19 p.m. Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson, Administrative Assistant