



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, December 9, 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 Seema Lindskog, David Fung, and Steven Scharf. Absent: None.

APPROVAL OF MINUTES

1. Subject: Approval of the November 12, 2025 Planning Commission Minutes.
Recommended Action: Approve the November 12, 2025 Planning Commission Minutes.

MOTION: Lindskog moved and Scharf seconded to approve the November 12, 2025 Planning Commission Minutes. The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung, Lindskog, Scharf Noes: None. Abstain: None. Absent: None.

POSTPONEMENTS – None

ORAL COMMUNICATIONS - None

PUBLIC HEARINGS

2. Subject: Consideration of a new residential development of 57 townhomes, including 11 affordable units, to replace two office buildings on a 2.6-acre site, located close to the northeast corner of the intersection of Stevens Creek Blvd and Randy Lane.
(Application No(s): DP-2025-001, ASA-2024-016, TM-2024-010, TR-2024-045, & U-2025-006; Applicant(s): Dividend Homes; Location: 20085 & 20111 Stevens Creek Blvd. (A.P.N.: 316-23-025, -026)
Recommended Action: Staff recommend 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. Approve the following permits:
 - a. Development Permit (DP-2025-001) (Attachment 1);

- b. Use Permit (U-2025-006) (Attachment 2);
- c. Architectural & Site Approval Permit (ASA-2024-016) (Attachment 3);
- d. Tentative Final Map (TM-2024-010) (Attachment 4)
- e. Tree Removal Permit (TR-2024-045) (Attachment 5)

Chair Rao opened the Public Hearing and the floor to ex-parte disclosures.

Assistant Director of Community Development Luke Connolly introduced Senior Planner Gian Martire, who gave a presentation.

Assistant Director of Community Development Luke Connolly introduced the applicant, who gave a presentation.

Commissioners asked questions which staff and the applicant responded to.

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

- Whitney McNair
- Todd McNair
- Jennifer Griffin
- Jerry Su
- Wayne Gong
- Rich Lordan
- Ed Hsiao
- Lisa Lee

Chair Rao closed the public comment period.

Chair Rao closed the public hearing.

MOTION: Kosolcharoen moved and Fung seconded to move the staff recommended action with the modification to reduce the 4 units that are abutting Wheaton drive to two floors, include hedges along the back, and consider additional trellising on the fences on the back wall. The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung, Lindskog. Noes: Scharf. Abstain: None. Absent: None.

At 8:23 p.m., Chair Rao recessed the meeting. The meeting reconvened at 8:29 p.m. with all Commissioners present.

3. Subject: Consider a new residential development of 32 townhomes, including 6 affordable units, to replace three office buildings on a 1.77-acre site, located mid-block

corner on Stevens Creek Boulevard between Randy Lane and Blaney Avenue. (Application No(s): DP-2025-002, ASA-2025-004, TM-2025-002, TR-2025-002, & U-2025-007; Applicant(s): Dividend Homes; Location: 20045 & 20065 Stevens Creek Blvd. (A.P.N.: 316-23-095, -096)

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. Approve the following permits:
 - a. Development Permit (DP-2025-002) (Attachment 1);
 - b. Use Permit (U-2025-007) (Attachment 2);
 - c. Architectural & Site Approval Permit (ASA-2025-004) (Attachment 3);
 - d. Tentative Final Map (TM-2025-002) (Attachment 4)
 - e. Tree Removal Permit (TR-2025-002) (Attachment 5)

Chair Rao opened the public hearing.

Senior Planner Gian Martire gave a presentation.

The applicant spoke.

Commissioners asked questions which staff and the applicant responded to.

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

- Whitney McNair
- Todd McNair
- Jennifer Griffin

Chair Rao closed the public comment period.

Chair Rao closed the public hearing.

MOTION: Rao moved and Lindskog seconded to move the staff recommended action with the modification to reduce the 4 units that are abutting Wheaton drive to two floors, include hedges along the back, and consider additional trellising on the fences on the back wall. The motion carried with the following vote: Ayes: Rao, Kosolcharoen, Fung, Lindskog, Scharf. Noes: None. Abstain: None. Absent: None.

NEW BUSINESS - None

STAFF AND COMMISSION REPORTS –

Assistant Director of Community Development Luke Connolly confirmed the date of the next Planning Commission meeting and highlighted the upcoming Planning Commissioners Academy, inviting Commissioners to indicate if they wished to register.

Assistant Director of Community Development Luke Connolly noted that a dozen housing projects were forthcoming under AB130, with one scheduled for late January and one or two additional projects anticipated in February.

FUTURE AGENDA SETTING – None**ADJOURNMENT**

At 9:18 p.m. Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson, Administrative Assistant