



**CITY OF CUPERTINO
PLANNING COMMISSION MEETING
DRAFT MINUTES, AUGUST 10, 2021**

PLEDGE OF ALLEGIANCE

At 6:45 p.m. Chairperson Wang called to order the regular Planning Commission meeting. This was a teleconference meeting with no physical location.

ROLL CALL

Present: Chairperson Wang, Vice Chairperson Steven Scharf, Commissioner Vikram Saxena and Commissioner Muni Madhhipatla Absent: Commissioner Kapil

APPROVAL OF MINUTES

1. **Subject:** Draft Minutes of June 22, 2021.

Recommended Action: Approve or modify the Draft Minutes of June 22, 2021

The approval of Minutes was postponed to the next meeting due to a lack of a quorum.

2. **Subject:** Draft Minutes of July 27, 2021.

Recommended Action: Approve or modify the Draft Minutes of July 27, 2021

Moved by Scharf and seconded by Madhhipatla to: "Approve the minutes". The motion carried 3-1-1.

POSTPONEMENTS/REMOVAL FROM CALENDAR: None

ORAL COMMUNICATIONS:

Jennifer Griffin spoke about her concerns regarding SB9, SB10 and AB1401.

WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR: None

PUBLIC HEARINGS:

3. Consider amendments to Cupertino Municipal Code Sections 19.56.030 (Table 19.56.030), 19.56.030F, 19.56.040, and Table 19.56.040A and the addition of Section

19.56.080 (Density Bonus Ordinance) to allow density bonuses and other incentives as provided by state law and also to add a subsection in Section 19.56.040 providing additional incentives for affordable housing and a new Section 19.56.080 providing that the Density Bonus Ordinance will be interpreted consistent with state density bonus law. (Application No: MCA-2021-003; Applicant: City of Cupertino; Location: Citywide.)

Recommended Action: That the Planning Commission adopt the draft resolution recommending that the City Council:

1. Find the actions exempt from CEQA; and
2. Adopt amendments to Cupertino Municipal Code Sections 19.56.030 (Table 19.56.030) 19.56.030F, and Table 19.56.040A to allow for density bonuses and other incentives as provided by state law; to add a new subsection in Section 19.56.040 providing additional incentives for affordable housing; and to add a new Section 19.56.080 providing that the Density Bonus Ordinance will be interpreted consistent with state density bonus law.

Planning Manager Piu Ghosh gave a presentation and answered questions from the Commissioners.

City Attorney Christopher Jensen answered questions from the Commissioners regarding BMR requirements, AB 2345 and HCD's request.

Chair Wang opened the public comment period and the following individual(s) spoke:

- Peggy Griffin
- Jennifer Griffin
- Lisa Warren
- Jean Bedord

Chair Wang closed the public comment period.

Commissioner Madhhipatla spoke about the affordable housing shortage and would like to amend City ordinances to be more family inclusive and less discriminatory to families. Vice Chair Scharf would like to strike Section 3 no. 4 of the proposed draft ordinance.

Chair requested a comparison table to understand the other density bonus incentives/concessions from other cities.

Scharf moved and Saxena seconded to adopt draft resolution with Section 3 no. 4 of the Draft Ordinance removed. The motion failed 2-2-1 (Kapil -absent).

OLD BUSINESS: None

NEW BUSINESS: None

REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: None

REPORT OF THE PLANNING COMMISSION:

Chair Wang attended the California Alliance of Local Electeds (CALE) meetings.

FUTURE AGENDA SETTING:

Commissioner Saxena would like to understand school funding formula and how single-family vs multifamily; rental vs ownership contributes to school density.

Vice Chair Scharf to discuss modifying inclusionary housing program to ensure there are enough requirements to offset the number of concessions taken.

Chair Wang proposed a series of study sessions on healthy villages and 5G ordinance for esthetics.

ADJOURNMENT:

The meeting was adjourned at 8:54 pm to the next Planning Commission meeting on August 10, 2021, at 6:45 p.m.

Respectfully Submitted:

_____/s/Abby Ayende
Abby Ayende, Management Analyst