

CC 06-02-2026

#8

Teleconferencing for  
public meetings under  
Senate Bill (SB) 707

Presentation

# Senate Bill 707 Meeting Interruption Policy

City Council



**CITY OF  
CUPERTINO**

Floy Andrews  
Interim City Attorney

## Senate Bill 707 (Brown Act Update)

Includes the new requirement that Council adopt a Meeting Disruption Policy

## Recommended Action

Adopt Council Policy in open session and not on the consent calendar, as required by Senate Bill 707, pertaining to:

**Disruption of Telephonic or Internet Services During Public Meetings**

# Executive Summary

- City Councils of cities with populations 30,000 or more
- Provide hybrid meetings through a two-way phone or video platform to enhance public participation
- Adopt a policy outlining the procedures for recessing and reconvening meetings in the event of a disruption

# Disruptions

When a disruption occurs:

- Mayor must announce the disruption and call a recess
- Staff must make efforts to restore the service
- Meeting must remain in recess for at least one hour or until the service is restored
- During this time, the Council may meet in closed session

## If Service is Restored

The Mayor must immediately reconvene the meeting and announce that the remote access and public comment functionality has been restored

The disruption and resolution must be documented in the meeting minutes, including:

- start time of the disruption,
- steps taken to restore service, and
- duration of the interruption

## If Service Cannot Be Restored

If after one hour, service cannot be restored, Council must reconvene and either:

- Adjourn the meeting, or
- Continue the meeting after adopting via roll call vote a finding such as:

“The city council has made good-faith efforts to restore internet service in accordance with its policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

# Questions



CUPERTINO

CC - 6-02-2026

#14

Storm Drain Fees

Presentation

# **Renewal of Stormwater Parcel Fees for FY26-27**

**June 2, 2026**



**CUPERTINO**

# Two Stormwater Fees support compliance with Municipal Regional Permit and maintenance of City storm drainage infrastructure

- **2019 Clean Water and Storm Protection Fee**
  - More varied rates for land area and land use
  - \$45.75 for typical SFD, com. = \$41.59/0.1 acre
- **1992 Storm Drainage Charge**
  - \$12/single family parcel;
  - \$144/acre for com./apts./industrial parcels;
  - \$36/acre for unimproved parcel

- Both fees appear on property tax bills:

## PARCEL TAX / SPECIAL ASSESSMENTS

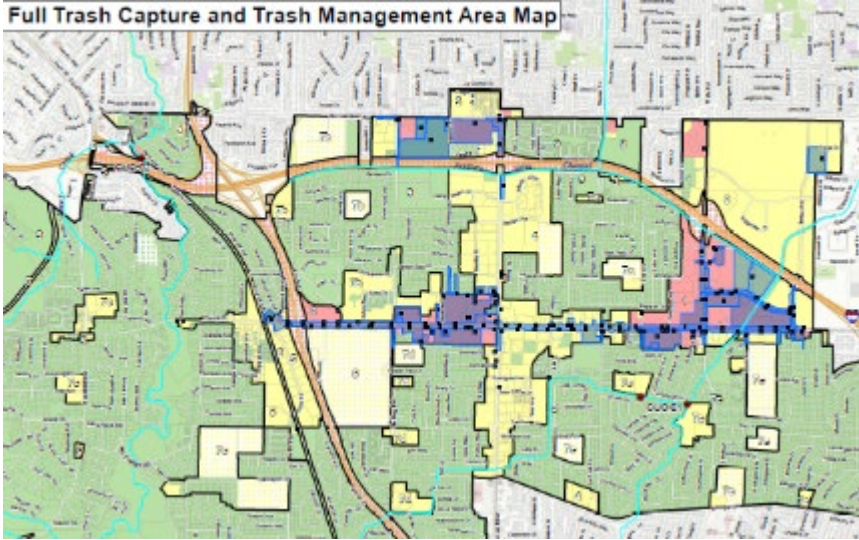
SA#	TAXING AGENCY	NAME
*0728	SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER
*0745	CUPERTINO UNION SCHOOL DIST	MEASURE A 2014
0827	CITY OF CUPERTINO	CUPT/ENVIR/STORM 1992
0847	SANTA CLARA COUNTY-VECTOR CTRL	SCCO VECTOR CONTROL
0848	SANTA CLARA COUNTY-VECTOR CTRL	MOSQUITO ASMT #2
0851	SANTA CLARA COUNTY-LIBRARY JPA	LIBRARY JPA CD 2013-1
0880	SANTA CLARA VALLEY WATER DIST	FLOOD CTL DEBT-NORTHWEST
0885	CUPERTINO SANITARY DISTRICT	CUPERTINO SANITARY DIST
*0896	FREMONT UNION HIGH SCHOOL DIST	MEASURE J 2014
*0980	SF BAY RESTORATION AUTHORITY	MEASURE AA
1011	CITY OF CUPERTINO	2019 CUPT STORM WATER

# Funded Activities



# Creek Cleanups



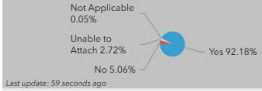


Storm Drain Assets

Structure Type



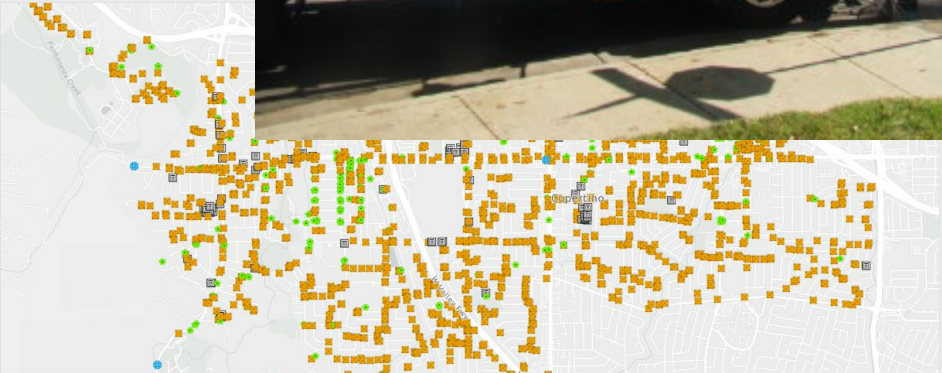
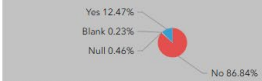
Has Button



Trash Capture Insert



Curb Screens



City of Cupertino, County of Santa Clara, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, U.S. ... Powered by Esri

Curb Screen	Trash Capture Insert	Both TC and CS	Total Drains
271	200	139	2,173



# Cost-Share Program

- Cost-share of 20% available for low-income owners
  - Re-certification period is every 4 years
  - Our team has worked with I&T to create an online form for that purpose available at [Cupertino.org/watercostshare](http://Cupertino.org/watercostshare)

# Fund 230 vs Fund 215 and Fund 210

- **Fund 230:** Operating the stormwater pollution prevention program
- **Fund 215:** Revenue from development impact fees – impacts to the storm drainage system
- **Fund 210:** Construction and maintenance of storm drain facilities through CIP projects

# Audit and Review

- Nonpoint Source Program expenses and revenues were subjected to external audit during City's usual audit schedule.
- An Agreed-Upon Procedures (AUP) audit specific to the Nonpoint Source stormwater program was established and is conducted annually.

# Fee Impact by Property Type

Property Type	Fee Increase
Small (under 0.13 acre)	\$1.19
Medium (0.13 – 0.22 acre)	\$1.44
Large (0.23 – 0.40 acre)	\$1.80
Extra Large (over 0.40 acre)	\$3.46
Condominium – 1 story	\$1.19
Condominium – 2+ stories	\$0.39
Commercial/Retail/Industrial	\$1.31
Office	\$1.00

# Tonight's Recommended Actions

1. Adopt Resolution No. 26-XXX approving the renewal and collection of the 1992 storm drain fee with no increase in rates for fiscal year 2026-2027; and
2. Adopt Resolution No. 26-XXX approving the renewal and collection of the 2019 Clean Water and Storm Protection Fee with a 3% increase in rates for fiscal year 2026-2027.

# Questions?



CC 06-02-2026

#15

SummerHill Homes - 10268  
Bandleley Drive

Presentation

# 10268 Bandley Drive/Summerhill Homes III

ASA-2025-016, TM-2025-008, & TR-2025-  
033

10268 Bandley Drive



**CITY OF  
CUPERTINO**

# Subject

- Consider a residential project with 27 three story townhomes, including 5 affordable units, with associated site improvements and condominium map, to replace a commercial office building on a 1.55-acre site.
- Applicant: SummerHill Homes

# Background

- 1.55-acre site
- 10268 Bandley Drive
  - 20,000 square-foot commercial-office building with multiple tenants
- Within the North De Anza Special Area
- N. De Anza Conceptual Plan



# Background

- SB330 application in July 2025.
- November 2025, Development Application was submitted.
- Planned Development zoning district, development must adhere to Multifamily (R-3) zoning regulations

# Application Request

- 27-unit townhome project
  - 5 BMR
    - 3 Median Income (100-120% AMI)
    - 2 Moderate Income (80-100% AMI)
    - .4 units to be paid in-lieu
- Resulting density is 17.41 DU/acre
- 4 three-story buildings ranging from 2,120 – 2,822 square feet
- Qualifies for Density Bonus



# Analysis – Density Bonus – Waivers/Concessions

## Waivers

- Front setback – Proposing 8-feet instead of required 20-feet.
- Rear Setback - Proposing 12.5-feet instead of required 34-feet.
- Landscape Planter Strip –None proposed around guest parking.
- Landscape Setback and Area – Proposing 8-feet where an average 25-foot setback is required.

## Concession

- Development of a 100% residential development where North De Anza Special Area requires primary uses be office/R&D with limited commercial and residential uses.

# Design



# Planning Commission 5/12/26

- Planning Commission recommended to the Council regarding the proposed project by a 4-1 vote (Rao voting no).
- Require applicant, as part of the project CC&R's, to provide disclosure to future homeowners that the sites (properties) around them are mixed-use residential, industrial, commercial.

# Environmental Review

- The applicant requested that the development be reviewed in accordance with Assembly Bill (AB) 130, signed into law on June 30, 2025, and codified in Public Resources Code (PRC) Section 21080.66. This law exempts qualifying infill housing development from CEQA review, creating a new statutory exemption.
- The proposed project meets the criteria for statutory exemption. Accordingly, this document finds that a Notice of Exemption is appropriate for the proposed project pursuant to CEQA Guidelines Section 15062.
- The project will be conditioned to comply with the Environmental Standards adopted by the City pursuant to Chapter 17.04 of the Municipal Code.

# Recommended Action

That the City Council:

1. Find the project exempt from the California Environmental Quality Act (CEQA) and
2. Approve the following permits:
  - a. Adopt Resolution No. 26-069, Architectural & Site Approval Permit (ASA-2025-016)
  - b. Adopt Resolution No. 26-070, Tentative Final Map (TM-2025-008)
  - c. Adopt Resolution No. 26-071, Tree Removal Permit (TR-2025-033)



## Next Step

The City Council's decision will be final unless the Council reconsiders the matter pursuant to the procedures set forth in the *Municipal Code*. If the project is approved, the applicant may apply for building permits at that time.