



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, May 12, 2026

At 6:45 p.m. Chair Tracy Kosolcharoen 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; and Teleconference Location Pursuant to Gov. Code 54953(b)(2): The Woodlands Resort (Lobby) 2301 N Millbend Dr, The Woodlands, TX 77380.

ROLL CALL

Present: Chair Tracy Kosolcharoen, Vice Chair Steven Scharf and Commissioners David Fung, Seema Linskog and Santosh Rao (arrived at 6:47 p.m. and participated remotely). Absent: None.

APPROVAL OF MINUTES

1. Subject: Approval of the April 28, 2026 Planning Commission Minutes.
Recommended Action: Approve the April 28, 2026 Planning Commission Minutes.

MOTION: Fung moved and Scharf seconded to approve the April 28, 2026, Planning Commission Minutes. The motion carried with the following vote: Ayes: Kosolcharoen, Scharf, Fung. Noes: None. Abstain: Linskog. Absent: Rao.

POSTPONEMENTS – None

ORAL COMMUNICATIONS –

Cathy Helgerson discussed how the City could update its housing project list and local businesses leaving the city.

Commissioner Rao joined the meeting at 6:47 p.m.

Jennifer Griffin discussed California housing bill AB 1751.

OLD BUSINESS – None

NEW BUSINESS –

2. 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. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): ASA-2025-016, TM-2025-008, & TR-2025-033; Applicant: SummerHill Homes, LLC; Location: 10268 Bandley Drive; APNs: 326-33-097.)

Recommended Action: Staff recommends that the Planning Commission adopt draft resolutions recommending that the City Council:

1. Find the project statutorily exempt from the California Environmental Quality Act (CEQA); and
2. Approve the following permits:
 - a. Architectural & Site Approval Permit (ASA-2025-016);
 - b. Tentative Final Map (TM-2025-008); and
 - c. Tree Removal Permit (TR-2025-033)

Written communications for the item included a staff and applicant presentation.

Commissioners made ex-parte disclosures.

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

Commissioners asked questions which staff responded to.

The applicant, Director of Development Jared Botman of SummerHill Homes, presented and introduced Vice President of Development Steve Bull, Senior Vice President of Development Kevin Ibrahim, and members of the project design team.

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

- Cathy Helgerson
- Jennifer Griffin
- Estevan Lopez

Chair Kosolcharoen closed the public comment period.

At 8:24 p.m., Chair Kosolcharoen recessed the meeting. The meeting reconvened at 8:31 p.m. with all Commissioners present.

MOTION: Rao moved and Scharf seconded to continue the public hearing until the

report of the phase two investigation is made available. Commissioner Scharf withdrew his second and this motion was not voted on.

MOTION: Lindskog moved and Fung seconded to approve the staff recommendation as amended, that the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Find the project statutorily exempt from the California Environmental Quality Act (CEQA); and
2. Approve the following permits:
 - a. Architectural & Site Approval Permit (ASA-2025-016);
 - b. Tentative Final Map (TM-2025-008); and
 - c. Tree Removal Permit (TR-2025-033)
3. With an amendment requesting the applicant provide disclosure to residents moving in regarding the sites (properties) around them are mixed-use residential, industrial, commercial. The amended motion carried with the following vote: Ayes: Kosolcharoen, Scharf, Fung, Lindskog. Noes: Rao. Abstain: None. Absent: None.

STAFF AND COMMISSION REPORTS

Planning Manager Piu Ghosh reported that the Planning Division anticipates that there will be a SB 330 preliminary application at Foothill and Stevens Creek Boulevard. They anticipate that they will be receiving a formal application soon though the date remains uncertain.

FUTURE AGENDA SETTING – None

ADJOURNMENT

At 9:29 p.m. Chair Kosolcharoen adjourned the regular Planning Commission Meeting.

Minutes prepared by:

Lindsay Nelson, Administrative Assistant