

CC 04-02-2025

Oral Communications

Lauren Sapudar

From: Jennifer Griffin <grenna5000@yahoo.com>
Sent: Tuesday, April 1, 2025 4:59 AM
To: City Clerk
Cc: grenna5000@yahoo.com
Subject: Fwd: Stevens Creek Vision Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk, please include this communication as part of Oral Communications for the April 2, 2025 City Council meeting. Thank you.

----- Original Message -----

Subject: Stevens Creek Vision Study
From: Jennifer Griffin <grenna5000@yahoo.com>
Sent: Tuesday, April 1, 2025, 4:53 AM
To: citycouncil@cupertino.org,cityclerk@cupertino.org
CC: grenna5000@yahoo.com

Dear City Council:

I attended all of the Stevens Creek Blvd. Vision Study meetings and I am really confused. They never had their last meeting. It seems like the consulting group ran out of money.

I don't think it is a good idea to have one lane of Stevens Creek Blvd. closed down for just bus or fixed bus rapid transit. There is too much traffic on Stevens Creek Blvd to do this. The study was trying to run the shut down car lane up Stevens Creek Blvd to Foothill Blvd. and it would be impossible to shut a lane down because Stevens Creek Blvd. is only two lanes.

A lot of this Stevens Creek Blvd study seemed to be overly obsessed with De Anza College and how it connected to Diridon Station. I found this to be very odd because it was like the study was saying hundreds of people would be coming from Diridon Station to go to De Anza College. This makes no sense. The study completely ignored San Jose State which is at the San Jose end of Stevens Creek Blvd. and was just ranked to have one of the best Business Colleges in the State.

One of my neighbors growing up attended San Jose State Business College and wound up starting a well known tech company.

I fault this study for completely ignoring San Jose State University and obsessing on De Anza

College. Why would students go from Diridon Station to De Anza College? I don't understand the Connection. Why would you need a Fixed Bus Rapid Transit to go there? It is like this study Only concentrated on taking over Cupertino's portion of Stevens Creek Blvd. Why is this? I feel like because Cupertino is perceived as a wealthier city somehow its portion of Stevens Creek Blvd. is there for the taking?

Why is everyone so obsessed when De Anza College? Are these students who come from Diridon Station going to live at De Anza College? Just because Google took over parts Of Downtown San Jose are they trying to take over De Anza College too?

This whole Stevens Creek Corridor Study has been extremely lopsided and spent most Of its time obsessing about De Anza College. I find this a bit insulting as many of the Other community colleges have sterling credentials. Mission College has always had a Powerhouse business department and West Valley an excellent programming department. Evergreen is another excellent community college with a strong business and engineering Department. I don't think these schools should be ignored.

I don't think putting Bus Rapid Transit down Stevens Creek Blvd. is a very good idea. There is no Room and no need. This whole study was very strange and seemed to be constantly Hijacked by undue outside forces who seemed to think they controlled the whole study.

Please do not let Fixed Bus Rapid Transit take over one lane on Stevens Creek Blvd. We are Not the pawn of Diridon Station. Why doesn't Diridon Station go to San Jose State? I find This whole study to be very uneven and one-sided. All they want is De Anza College and the Quarry for some reason. Let's get real and stop obsessing about De Anza and utilize our Other excellent schools in Santa Clara and San Jose. San Jose State has one of the best Engineering colleges and graduates more engineers than a lot of the UC campuses.

Thank you.

Best regards,

Jennifer Griffin

Lauren Sapudar

From: Santosh Rao <santo_a_rao@yahoo.com>
Sent: Monday, March 31, 2025 11:46 AM
To: City Council; City Clerk; City Attorney's Office; Benjamin Fu; Cupertino City Manager's Office
Subject: Immediate Action Required: Prohibit the Conversion of McClellan Terrace Rental Units into Permanent Student Housing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Writing on behalf of myself only, as a Cupertino resident]

Dear City Clerk,

Would you please include the below in written communications for the upcoming city council.

Subject: Immediate Action Required: Prohibit the Conversion of McClellan Terrace Rental Units into Permanent Student Housing

Dear Mayor Liang Chao and Members of the Cupertino City Council,

I write to you with urgency and resolve to request immediate legislative action to **prohibit the conversion of existing Cupertino rental housing into other uses such as student housing** in Cupertino. The proposed conversion of **94 long-term rental units at McClellan Terrace** into student-specific housing is a direct threat to the stability of our neighborhoods, the integrity of our housing stock, and the well-being of our public school families.

McClellan Terrace is not a speculative parcel—it is **home to 94 Cupertino families**, including **nearly 66 school-aged children** enrolled across **four nearby schools** in CUSD and FUHSD, all within walking distance. Allowing its conversion into student housing would be nothing short of **mass displacement**—pushing out established families in favor of transient occupancy and undermining the foundational goals of our city’s Housing Element and General Plan.

Cupertino currently lacks any ordinance to prevent this. In contrast, **San Francisco’s Municipal Code Section 317** provides a clear and enforceable framework that protects existing rental housing from demolition or conversion without stringent findings, including one-for-one replacement and tenant protection. Section 317 explicitly curtails conversions that result in the **permanent loss of housing units used for long-term tenancy**, and requires **discretionary review, public hearings, and a full accounting of tenant and community impacts**.

We urge Cupertino to adopt similar protections without delay and to take the following actions:

1. **Enact an ordinance that prohibits the conversion of existing rental housing—such as McClellan Terrace—into permanent student housing or transient occupancy uses;**

2. **Implement a policy modeled after San Francisco’s Section 317**, requiring:

- Full public hearings and discretionary review for any proposed conversion or demolition of rental units;
- One-for-one replacement of all lost rental units with deed-restricted, permanently affordable housing;
- Mandatory tenant impact and displacement analysis, including effects on public schools;

The proposal at McClellan Terrace is not just a planning issue—it is a **moral and civic crisis**. To stand by and allow the **removal of 94 deeply rooted families from our community** to make room for speculative student housing is wholly unacceptable. Cupertino must act swiftly to close this policy loophole and demonstrate its commitment to preserving family housing, school stability, and neighborhood integrity.

I urge you to bring forward this ordinance at the next city council meeting and protect the current residents of McClellan Terrace and all future generations of Cupertino renters and families that rent to live in Cupertino allowing them to send their kids to CUSD and FUHSD schools like Lincoln Elementary, Faria Elementary, Kennedy Middle, Monta Vista High.

Sincerely,

San Rao (Cupertino and FHDA resident and voter)

Lauren Sapudar

From: Santosh Rao <santo_a_rao@yahoo.com>
Sent: Sunday, March 30, 2025 4:38 AM
To: Carla Maitland; Deanna Olsen; Paula Norsell; Laura Casas (FHDA); Alexander Gvatua (FHDA); Peter Landsberger (FHDA); Pearl Cheng (FHDA); Terry Godfrey (FHDA); City Clerk; City Council; City Attorney's Office; Pamela Wu; Benjamin Fu; Luke Connolly
Subject: Community and city engagement for DeAnza/FHDA housing at McClellan Terrace.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Writing on behalf of myself only, as a Cupertino and FHDA resident and voter.]

Dear City Clerk / FHDA Clerk,

Please include this in written communications for the upcoming Cupertino City Council and FHDA board meeting.

Dear Mayor Chao, Cupertino City Council, and FHDA Board Trustees,

I am writing to raise concerns about the lack of engagement by FHDA with either the City of Cupertino or with the nearby school parent community and neighborhood around McClellan Terrace.

Nowhere in the FHDA milestone process is there any mention of community or city engagement.

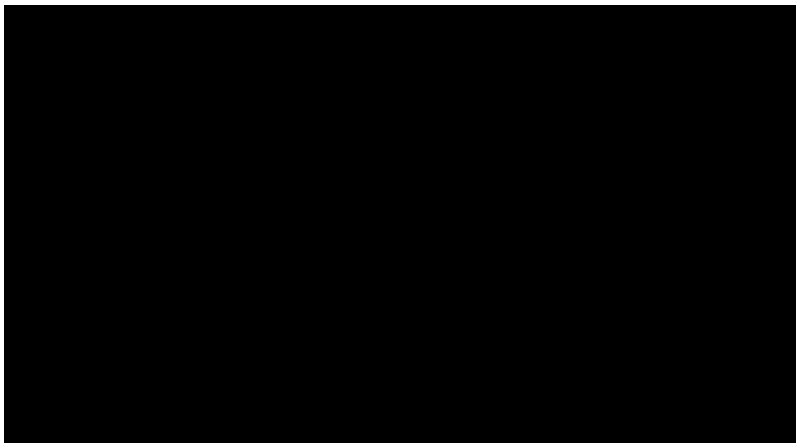
Major Project M

| Status | Miles |
|--------|---|
| ✓ | Tour of campuses and S |
| ✓ | Strategic Objectives Ali Colleges, ELT, and Hous |
| ✓ | Documentation Review |
| ✓ | Site Criteria Prioritizatio |
| ✓ | Review of Preliminary A |
| ✓ | Survey and Demand An Faculty/Staff |
| ✓ | Sensitivity Analysis of P |
| ✓ | Additional Stakeholder I Focus Groups: Shared P |

This appears to be a significant oversight, especially given the growing concerns within the community.

1. Does De Anza/FHDA currently have 322 or more unhoused students?
2. If so, would FHDA prioritize the McClellan Terrace housing (purchased by FHDA) for its currently unhoused student population?
3. If so, should this proposed project be considered with the same level of community input typically required for homeless or unhoused housing projects during site selection and approval?
4. If the proposed FHDA-owned McClellan Terrace housing is intended to serve a sizable number of currently unhoused students, should there be neighborhood meetings to gather community input?
5. The websites linked below document the extent of community engagement conducted by the City of Santa Clara for a housing project for the unhoused. Please also review the community feedback in the second link, which highlights significant concerns. It behooves the city to assure residents that this project will not raise similar issues should FHDA use this as a housing site for the currently unhoused FHDA population.
6. Should the McClellan Terrace project be subject to a similar level of community engagement with nearby school parents and neighborhood residents as the community engagement conducted by the city of Santa Clara for the project below?

[Benton and Lawrence | Office of Supportive Housing | County of Santa Clara](#)



**Benton and Lawrence | Office of
Supportive Housing | County of Santa
Clara**

Benton and Lawrence

https://files.santaclaracounty.gov/migrated/Community%20Engagement%20Report%20Lawrence%20and%20Benton.pdf?VersionId=f1tlyb0x37QM_gnXu83Lbe2S.8qxNuNw

I urge the city to send a formal letter to FHDA to halt this McClellan Terrace due diligence process until a city determined level of appropriate engagement with the school parent community, surrounding neighborhoods and the city council has occurred.

Thank you.

Thanks,

San Rao

[Writing on behalf of myself only as a Cupertino and FHDA resident and voter]

Lauren Sapudar

From: Narendra Darla <naren.darla@gmail.com>
Sent: Saturday, March 29, 2025 1:51 PM
To: gvatuaalexander@fhda.edu; City Council; City Clerk; maitlandcarla@fhda.edu; chengpearl@fhda.edu; casaslaura@fhda.edu
Subject: Request to Halt McClellan Terrace Acquisition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk / FHDA clerk,

Please include in written communications for the upcoming city council meeting and FHDA board meeting.

Subject: Request to Halt McClellan Terrace Acquisition

Dear FHDA Board Members,
[CC: Cupertino Mayor, Vice Mayor, CUSD and FUHSD Board Members]

As a taxpayer and constituent, I urge you to pause the McClellan Terrace acquisition and hold in-person or hybrid meetings to hear community concerns.

This purchase would displace 66 families and up to 94 CUSD and FUHSD students—families who may be forced to leave the district entirely. It's not just about relocation; it's about permanent loss of public school enrollment, increased traffic on McClellan Road, and harm to walkable access to schools.

This is not a win for FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools support future enrollment at De Anza College. Undermining them weakens the entire education ecosystem.

Relocating FHDA students to an off-campus site shifts infrastructure burdens to the city, while using public funds to purchase and maintain an aging Class C property.

Please consider more effective alternatives, such as need-based housing vouchers, which offer flexibility and long-term value.

This is a moment to lead with partnership and compassion—not just financial calculations.

Sincerely,
[Your Name]
FHDA, Cupertino resident

Thank you,

Narendra
1-704 956 0282

Lauren Sapudar

From: valerie <vjmc1124@gmail.com>
Sent: Saturday, March 29, 2025 12:27 PM
To: City Clerk; City Council; CityAttouney@cupertino.gov
Subject: Subject: Support for SB 457 - Fixing a Gap in the Builder's Remedy Law

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the following in written communications for the next city council meeting:

Please support SB 457 - Fixing a Gap in the Builder's Remedy Law.

Dear Mayor Chao and Councilmembers,

I am SOOO happy to see that there is a law attempting to provide the city with a little balance. This time, I am writing to ask you to support Senate Bill 457 by Senator Josh Becker. I read about it in Palo Alto Online, and it seems like a very reasonable bill that could help cities like ours.

[Read the article here.](#)

Palo Alto is apparently supporting this effort, and I really hope Cupertino will do the same. I believe in responsible housing growth, and I want our city to have the ability to ensure that projects and ALL residents are SAFE, well-planned, and in the RIGHT places.

Please consider discussing SB 457 at a future meeting and sending a letter of support.

Thank you for taking the time to listen to us!

vj

Lauren Sapudar

From: meeta upadhyay <meetu_au@hotmail.com>
Sent: Friday, March 28, 2025 9:23 PM
To: chengpearl@fhda.edu; godfreyterry@fhda.edu; casaslaura@fhda.edu; landsbergerpeter@fhda.edu; gvatuaalexander@fhda.edu; maitlandcarla@fhda.edu; City Clerk; City Council
Subject: Request to Halt McClellan Terrace Acquisition

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Dear FHDA Board Members,
[CC: Cupertino Mayor, Vice Mayor, CUSD and FUHSD Board Members]

As a taxpayer and constituent, I urge you to pause the McClellan Terrace acquisition and hold in-person or hybrid meetings to hear community concerns.

This purchase would displace 66 families and up to 94 CUSD and FUHSD students—families who may be forced to leave the district entirely. It's not just about relocation; it's about permanent loss of public school enrollment, increased traffic on McClellan Road, and harm to walkable access to schools.

This is not a win for FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools support future enrollment at De Anza College. Undermining them weakens the entire education ecosystem.

Relocating FHDA students to an off-campus site shifts infrastructure burdens to the city, while using public funds to purchase and maintain an aging Class C property.

Please consider more effective alternatives, such as need-based housing vouchers, which offer flexibility and long-term value.

This is a moment to lead with partnership and compassion—not just financial calculations.

Sincerely,
Meeta Upadhyay
FHDA, Cupertino resident
Sent from my iPhone

Lauren Sapudar

From: Tracy K <tkcupertino@gmail.com>
Sent: Friday, March 28, 2025 4:43 PM
To: chengpearl@fhda.edu; godfreyterry@fhda.edu; casaslaura@fhda.edu; landsbergerpeter@fhda.edu; gvatuaalexander@fhda.edu; maitlandcarla@fhda.edu; City Clerk; City Council
Subject: Request to Halt McClellan Terrace Acquisition

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Dear City Clerk / FHDA clerk,

Please include in written communications for the upcoming city council meeting and FHDA board meeting.

Subject: Request to Halt McClellan Terrace Acquisition

Dear FHDA Board Members,
[CC: Cupertino Mayor, Vice Mayor, CUSD and FUHSD Board Members]

As a taxpayer and voter, I ask you to please stop the McClellan Terrace acquisition and hold in-person or hybrid meetings to hear community concerns.

When voters supported Measure G, they did not choose to evict fellow Cupertino residents. To use bond money in this manner is an egregious violation of voter trust.

This purchase would displace 66 families and up to 94 CUSD and FUHSD students—families who may be forced to leave the district entirely. It's not just about relocation; it's about permanent loss of public school enrollment, increased traffic on McClellan Road, and harm to walkable access to schools.

This is not a win for FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools support future enrollment at De Anza College. Undermining them weakens the entire education ecosystem.

Relocating FHDA students to an off-campus site requires additional security measures to uphold student resident safety. It shifts these burdens, along with infrastructure, to the city, while using public funds to purchase and maintain an aging Class C property.

Please consider more effective alternatives, such as need-based housing vouchers, which offer flexibility and long-term value.

Sincerely,
Tracy
FHDA, Cupertino resident, and MVHS Alumni

Lauren Sapudar

From: Santosh Rao <santo_a_rao@yahoo.com>
Sent: Friday, March 28, 2025 9:20 AM
To: City Council; City Clerk; Cupertino City Manager's Office; Benjamin Fu; Luke Connolly
Subject: Support for SB 457 (Becker)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Would you please include in written communications for the upcoming city council meeting.

[Writing on behalf of myself only, as a Cupertino resident and voter.]

Mayor Liang Chao
Vice Mayor Kitty Moore
Councilmember Ray Wang
Councilmember Sheila Mohan
Councilmember J.R. Fruen
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Re: Support for SB 457 (Becker) - Clarifying Application of Builder's Remedy for Good-Faith Cities

Dear Mayor Chao, Vice Mayor Moore, and Cupertino Councilmembers,

I am writing to respectfully request that the City of Cupertino evaluate and consider formally supporting **Senate Bill 457**, introduced by Senator Josh Becker. This bill proposes a critical and timely clarification to the Builder's Remedy provisions within California's Housing Accountability Act.

SB 457 ensures that cities which have adopted a compliant Housing Element and are awaiting final certification from the California Department of Housing and Community Development (HCD) are not unfairly exposed to Builder's Remedy applications during this administrative review period. The bill preserves the original intent of state housing law while introducing needed clarity to prevent speculative filings that circumvent local planning and public engagement.

Cupertino has consistently shown a commitment to thoughtful, sustainable housing development through careful planning and infrastructure alignment. SB 457 reinforces the importance of local responsibility and rewards cities that act in good faith to meet their housing obligations. It provides fairness, predictability, and transparency for jurisdictions and developers alike—strengthening trust and collaboration in the planning process.

The City of Palo Alto is actively reviewing SB 457 and may take a leadership role in sponsoring or supporting the bill. Cupertino would be well-positioned to join these efforts, signaling our city's commitment to responsible housing growth and equitable development policy.

I respectfully urge the City Council to:

1. Place SB 457 on an upcoming City Council agenda for discussion and potential action;
2. Engage with Senator Becker's office and the City of Palo Alto to share Cupertino's perspective;
and
3. Consider sending a formal letter of support for SB 457 or adopting a resolution endorsing the bill.

Thank you for your service and leadership. I am hopeful that Cupertino can play an important role in shaping housing policy that is both forward-thinking and fair.

Sincerely,

San Rao (Cupertino resident)

Lauren Sapudar

From: Ram Sripathi <ramsripathi@me.com>
Sent: Friday, March 28, 2025 9:02 AM
To: chengpearl@fhda.edu; godfreyterry@fhda.edu; casaslaura@fhda.edu; landsbergerpeter@fhda.edu; gvatuaalexander@fhda.edu; maitlandcarla@fhda.edu; City Clerk; City Council
Subject: Request to Halt McClellan Terrace Acquisition

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Dear City Clerk / FHDA clerk,

Please include in written communications for the upcoming city council meeting and FHDA board meeting.

Subject: Request to Halt McClellan Terrace Acquisition

Dear FHDA Board Members,
[CC: Cupertino Mayor, Vice Mayor, CUSD and FUHSD Board Members]

As a taxpayer and constituent, I urge you to pause the McClellan Terrace acquisition and hold in-person or hybrid meetings to hear community concerns.

This purchase would displace 66 families and up to 94 CUSD and FUHSD students—families who may be forced to leave the district entirely. It's not just about relocation; it's about permanent loss of public school enrollment, increased traffic on McClellan Road, and harm to walkable access to schools.

This is not a win for FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools support future enrollment at De Anza College. Undermining them weakens the entire education ecosystem.

Relocating FHDA students to an off-campus site shifts infrastructure burdens to the city, while using public funds to purchase and maintain an aging Class C property.

Please consider more effective alternatives, such as need-based housing vouchers, which offer flexibility and long-term value.

This is a moment to lead with partnership and compassion—not just financial calculations.

Sincerely,
[Ram sripathi]
FHDA, Cupertino resident

Lauren Sapudar

From: Greg Shtilman <gshtilman@gmail.com>
Sent: Thursday, March 27, 2025 10:26 PM
To: chengpearl@fhda.edu; godfreyterry@fhda.edu; casaslaura@fhda.edu; landsbergerpeter@fhda.edu; gvatuaalexander@fhda.edu; maitlandcarla@fhda.edu; City Clerk; City Council
Subject: Request to Halt McClellan Terrace Acquisition

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Dear City Clerk / FHDA clerk,

Please include in written communications for the upcoming city council meeting and FHDA board meeting.

Subject: Request to Halt McClellan Terrace Acquisition

Dear FHDA Board Members,
[CC: Cupertino Mayor, Vice Mayor, CUSD and FUHSD Board Members]

As a longtime Cupertino resident and a parent in both CUSD and FUHSD, I urge you to reconsider the acquisition of McClellan Terrace.

As you are aware, our school districts primarily serve affluent families who can afford to purchase or rent single-family homes in our very expensive neighborhoods. While all areas within our districts are costly, those feeding into Lincoln, Kennedy, and Monta Vista schools are among the most expensive.

While our school communities are diverse in many ways, there is a severe lack of income diversity. This not only limits our children's firsthand experience interacting with peers from lower-income families, but, more critically, it prevents many of these families from accessing our schools at all. The shortage of affordable multi-family housing in our area exacerbates this issue.

It is for this reason that I urge you to reconsider this acquisition. While I recognize the need for student housing, doing so at the expense of the most vulnerable families in our district is deeply concerning. This purchase would displace 66 families and up to 94 CUSD and FUHSD students—many of whom may be forced to leave the district entirely. No amount of rent-back time will provide these families with sufficient opportunity to secure affordable housing within the school attendance area, as there simply isn't enough available.

This is not a win for FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools support future enrollment at De Anza College, and weakening them undermines the entire educational ecosystem. Greater income diversity benefits all students, fostering empathy, compassion, and a broader awareness of the world around them. Displacing these families diminishes that diversity and uproots children from their learning communities.

Additionally, relocating FHDA students to an off-campus site shifts infrastructure burdens onto the city while using public funds to purchase and maintain an aging Class C property. There are more effective and sustainable alternatives, such as need-based housing vouchers, which provide flexibility and long-term value without forcing vulnerable families out of our district.

Furthermore, the De Anza College campus has ample land that could be utilized to develop new housing, benefiting both students and the surrounding community without displacing existing residents.

This is a moment to lead with partnership and compassion—not just financial calculations. Solving one housing challenge should not come at the cost of another vulnerable population. As a taxpayer, resident, and parent, I am deeply troubled by the prospect of my tax dollars being used in this manner.

I strongly urge you to pause the acquisition and instead hold in-person or hybrid meetings to fully hear and address community concerns.

Sincerely,
Greg Shtilman
FHDA, Cupertino resident

Lauren Sapudar

From: Daniel Ying <dhying2009@gmail.com>
Sent: Thursday, March 27, 2025 9:07 PM
To: chengpearl@fhda.edu; godfreyterry@fhda.edu; casaslaura@fhda.edu; landsbergerpeter@fhda.edu; gvatuaalexander@fhda.edu; maitlandcarla@fhda.edu; City Council; City Clerk
Subject: Request to Halt McClellan Terrace Acquisition

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Dear City Clerk / FHDA Clerk,

Please include in written communications for the upcoming city council meeting and FHDA board meeting.

As a taxpayer and constituent, I strongly urge you to reconsider the McClellan Terrace acquisition and hold in-person or hybrid meetings to address the concerns of the community.

The proposed purchase would displace approximately 66 families and up to 94 students from CUSD and FUHSD, potentially leading to their relocation from the district entirely. This relocation extends beyond mere displacement, as it would result in a permanent loss of public school enrollment, increased traffic congestion on McClellan Road, and adverse impacts on walkable access to schools.

This acquisition does not serve the interests of FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools are essential for fostering future enrollment at De Anza College. By undermining these schools, we jeopardize the entire education ecosystem.

Relocating FHDA students to an off-campus site would shift infrastructure burdens onto the city while simultaneously utilizing public funds to purchase and maintain an aging Class C property.

I implore you to explore alternative solutions that prioritize the needs of the community and provide long-term value. Need-based housing vouchers offer flexibility and can serve as a more effective means of addressing the housing challenges faced by families.

This is an opportune moment to demonstrate leadership and compassion, transcending solely financial considerations.

Sincerely
Daniel Ying
FHDA, Cupertino Resident

Lauren Sapudar

From: Sansriti Jha <sansriti.jha@gmail.com>
Sent: Thursday, March 27, 2025 8:57 PM
To: chengpearl@fhda.edu; godfreyterry@fhda.edu; casaslaura@fhda.edu; landsbergerpeter@fhda.edu; gvatuaalexander@fhda.edu; maitlandcarla@fhda.edu; City Clerk; City Council
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Dear City Clerk / FHDA clerk,

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Dear FHDA Board Members,
[CC: Cupertino Mayor, Vice Mayor, CUSD and FUHSD Board Members]

As a taxpayer and constituent, I urge you to pause the McClellan Terrace acquisition and hold in-person or hybrid meetings to hear community concerns.

This purchase would displace 66 families and up to 94 CUSD and FUHSD students—families who may be forced to leave the district entirely. It's not just about relocation; it's about permanent loss of public school enrollment, increased traffic on McClellan Road, and harm to walkable access to schools.

This is not a win for FHDA, CUSD, FUHSD, or the City of Cupertino. Strong K–12 schools support future enrollment at De Anza College. Undermining them weakens the entire education ecosystem.

Relocating FHDA students to an off-campus site shifts infrastructure burdens to the city, while using public funds to purchase and maintain an aging Class C property.

Please consider more effective alternatives, such as need-based housing vouchers, which offer flexibility and long-term value.

This is a moment to lead with partnership and compassion—not just financial calculations.

Sincerely,
Sansriti
FHDA, Cupertino resident

Lauren Sapudar

From: Chandra Sakthivel <schandra@ieee.org>
Sent: Thursday, March 27, 2025 8:41 PM
To: chengpearl@fhda.edu; City Clerk; City Council; maitlandcarla@fhda.edu;
gvatuaalexander@fhda.edu; landsbergerpeter@fhda.edu; godfreyterry@fhda.edu;
casaslaura@fhda.edu
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This is a moment to lead with partnership and compassion—not just financial calculations.

Sincerely,
Chandra
FHDA, Cupertino resident

Lauren Sapudar

From: Santosh Rao <santo_a_rao@yahoo.com>
Sent: Thursday, March 27, 2025 12:48 PM
To: City Council; Chad Mosley; Pamela Wu; City Clerk; Tina Kapoor
Subject: Review federal grants expected for in-progress city projects.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Would you please kindly include the below in written communications for the upcoming city council meeting.

Thank you.

[Writing on behalf of myself only, as a Cupertino resident]

Dear Mayor Chao, Cupertino city council,

I would like to draw your attention to the below report highlighting actions taken by the Los Gatos town council to review every 2 months the impact of changes in federal grant funding on their city projects.

<https://sanjosespotlight.com/los-gatos-services-could-be-hit-by-federal-funding-cuts/>

I urge the Mayor to agendaize and prioritize a future council agenda item to do likewise and ask for a **review of all in-progress city projects that rely on federal grant funds and the status of that grant program and whether funding is still expected to come through**. I implore the council to act swiftly and make deep cuts in funded consultants and projects that expected to be offset by federal grant funds for which there are no longer grant funds that will be disbursed.

In particular I ask that you urgently review the recently approved Solar PV project for whether the federal grant funds from Inflation Reduction Act are in fact still expected to come through. Public reports indicate this Inflation Reduction Act has been cancelled.

Further there is a CPUC report to Gov Newsom that may impact previously expected dos point NEMI rates and may impact the ROI of the PV panel. I included links to the same below.

<https://folsomtimes.com/solar-owners-could-face-new-fees-as-cpuc-responds-to-newsom-order/>

<https://www.cpuc.ca.gov/-/media/cpuc-website/industries-and-topics/reports/cpuc-response-to-executive-order-n-5-24.pdf>

Are there other areas besides PV project such as the roadway projects for SCB, or other bike lane projects that the city was expecting to be offset by federal grant funds that will no longer be coming.

Please act with urgency to review and cut funding now for consultants and projects that won't have federal grants coming through so that the city is not impacted financially as a result of changes in the macro federal grant funding environment.

Thank you.

Thanks,
San Rao
[Cupertino resident]

From: [Liang Chao](#)
To: [City Clerk](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 1:23:14 AM

A resident asked me to be sure that comments like these are included in the written communication doc of April 2 Council meeting.

The resident thinks that as long as the email is sent to CityClerk@cupertino.gov after the adoption of the revised Procedures Manual, the email would be included in the written communication of the April 2 council meeting.

Do I still need to forward them in order to get them included in the written communication of the April 2 council meeting.?

Thanks,

Liang



From: Preeti Gupta <preetigupta@gmail.com>
Sent: Tuesday, April 1, 2025 8:28 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options.

Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life.

I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Preeti Gupta
Cupertino resident

From: [Devendar Mallireddy](#)
To: [City Clerk](#); [City Council](#)
Cc: 20i9.tra1n@gmail.com
Subject: Submission of Petition for Oral Communications – April 2nd 2025 McClellan Terrance Apartments
Date: Tuesday, April 1, 2025 10:14:00 PM
Attachments: [Tenant_Impact_Statement_McClellan_Terrace.pdf](#)
[2025-03-31_22-55.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject : Submission of Petition for Oral Communications – Inclusion in City Council
Agenda Packet April 2nd 2025

Dear Mayor Chao,

On behalf of Cupertino residents, I am submitting the attached **Statement and Signature Petition** for inclusion in the **Oral Communications** section of the upcoming City Council agenda packet for April 2nd 2025.

We respectfully request that the petition be acknowledged as part of the public record and considered during your deliberations. The voices represented in this statement reflect genuine community concerns, and we appreciate your attention to them.

Thanks

Devendar

Date 3/15/2025

Tenant Impact Statement – McClellan Terrace Apartments

We are the Cupertino residents and tenants of McClellan Terrace Apartments in Cupertino, and we are writing to express deep concern and distress over the sale of the McClellan Apartment community to the Foothill-De Anza Community College District (FHDA). This is more than a mere property transaction — it represents the displacement of 94 families, the potential disruption of children’s lives, raises road safety concerns for three nearby schools, and poses a significant risk to the social and educational fabric of Cupertino.

Community & School Impact

The apartment complex is home to more than 94 families whose primary reason for residing here is to access the excellent schools in Cupertino, ensuring the best education possible for their children. Currently, this community supports:

- 34 students attending Monta Vista High School
- 63 children enrolled in Kennedy Middle School, Lincoln Elementary, and Faria Elementary

If these families are displaced, local public schools will face an immediate loss of approximately 100 students. This decline in enrollment could significantly impact the district, which recently experienced the closure of Rengstorff Elementary due to low student numbers. If the trend continues, additional schools could face the risk of closures, further diminishing Cupertino’s appeal to new families and eroding the strong educational reputation the community prides itself on.

Additionally, this displacement poses an urgent concern for students in 10th grade at Monta Vista High School. Many of these students are entering the critical 11th and 12th-grade years, a pivotal period for their academic and personal development, including:

- College applications and admissions preparation
- SAT/ACT exam readiness
- Advancement in Advanced Placement (AP) coursework
- Leadership opportunities in extracurricular activities

Disrupting their education and stability during this crucial time would not only impact the students' prospects but may also harm the broader reputation and fabric of Cupertino's school system. This issue must be approached with thoughtful consideration for both the immediate and long-term consequences on the district and the families who call this community home.

Tenant Concerns

In addition to the significant educational impact, our families are grappling with profound challenges that underscore their precarious situation:

- **Severe Housing Shortage:** Current rental listings, including those on platforms like Zillow, offer very limited options to accommodate the number of displaced families. This scarcity not only places a significant financial burden on these families but also exacerbates housing costs, making it even more challenging for new families to settle in the area.
- **Emotional and Social Displacement:** Forced relocation will have a detrimental psychological impact on these families, who will be uprooted from well-established communities and long-standing relationships formed over the years. For many, these ties are a crucial source of support and stability.
- **Lack of Transparency:** Over the years, residents were assured that any decisions regarding the property would align with their best interests. Yet, it has since become evident that these actions were part of a preplanned sale to the FHDA, leaving residents feeling misled and without adequate recourse.

To make matters worse, residents are now being given until June 2026 to vacate their homes, threatening the stability and security of families who have invested years in this community and who came here with the sole intention of providing access to Cupertino's excellent schools for their children. This situation calls for greater transparency, fairness, and compassion to ensure that the rights and well-being of these families are not overlooked in this process.

What We Are Asking For:

Requests to Mayor Liang Chao and the Cupertino City Council

In light of the significant implications of this proposed transition, we respectfully urge the Mayor and Cupertino City Council to take the following actions on behalf of the families and schools affected:

1. Zoning and Land Use Oversight:

Implement explicit zoning and land use policies governing the conversion of existing multifamily housing into college student housing. This will allow the City to exercise clear and enforceable regulatory oversight to prevent inappropriate or incompatible land use changes near family-oriented communities and schools.

2. Robust Community Engagement:

Require multiple community hearings and input sessions—including sessions with residents, neighboring school communities, and local stakeholders—before any change of zoning or land use conversions on existing properties or new developments are approved. Families, educators, and residents must have a voice in decisions that impact their environment and safety.

3. City Oversight of Environmental and Safety Reviews:

Ensure that the City of Cupertino provides direct oversight of the CEQA (California Environmental Quality Act) review process. The City should independently verify that traffic, fire safety, and public safety risks are adequately assessed and addressed before any project approval is granted.

These actions are necessary not only to uphold the rights and well-being of the tenants but also to preserve the fabric and integrity of Cupertino as a thriving, equitable, and family-focused community.

Our homes are far more than mere structures or real estate transactions. They are where families grow roots, where children dream of bright futures, and where neighbors become lifelong friends. For the families living here, these apartments are not just shelter—they are the foundation of stability and opportunity. Parents have made countless sacrifices to live in Cupertino, drawn by its renowned schools and safe community, with the hope of providing their children with the education and support needed to thrive.

This is why the prospect of displacement feels so devastating. Nearly 100 children—many on the brink of critical milestones in their academic lives—face an uncertain future. High school juniors preparing for college applications, SAT exams, and leadership roles are being forced to uproot their lives at one of the most pivotal times in their development. Younger children, who have grown up with consistent friendships, supportive teachers, and a reliable community, now face losing the only stability they've ever known. The impact of forced relocation reverberates far beyond the physical act of moving—it shatters the emotional, social, and educational foundation these families have built here.

The process has made things difficult for these families, exacerbated by limited transparency and resources. Many were not informed of the sale plans and were told that any changes would be beneficial, later discovering that key decisions had been made without their participation. As families scramble to find alternative housing, they are met with a severe lack of affordable rental options, adding financial pressure to already vulnerable households. The specter of losing community ties and uprooting their children creates a psychological toll that no family should be forced to bear.

Community Safety Concern: Increased Traffic Burden After Tragic Accident

In light of the recent and heartbreaking loss of a Monta Vista High School student in a traffic accident on McClellan Road, our community has been deeply affected. As a result, many families have altered their children's commutes—shifting from walking to increased reliance on bicycles and carpools.

This change has significantly impacted traffic flow, particularly at the McClellan and Bubb intersection. With three schools in proximity and over 1900 students commuting through the area daily, the infrastructure is under increasing strain. Preliminary estimates suggest that up to 400 additional students may now be using these roads in new or more frequent patterns.

We respectfully request that the City Council and relevant traffic authorities conduct a formal traffic impact assessment of the McClellan-Bubb corridor, with specific attention to whether current street design and traffic management can safely accommodate this increase. We further urge the implementation of enhanced crossing support, protected bike lanes, and other safety interventions where appropriate.

We are confident that with the City's leadership and commitment to student safety, we can work together to prevent future tragedies. Thank you for your attention to this urgent matter and for your continued service to our community.

Child Safety & Duty of Care

Elementary schools have a legal and ethical obligation to maintain a safe, developmentally appropriate environment for children. Introducing transient, unsupervised adult populations nearby—especially those with no formal relationship to the school—complicates that duty. Courts have upheld that schools must take "reasonable steps" to protect students even in surrounding areas where they regularly walk.

Zoning & Land Use Compatibility

Most municipalities enforce zoning laws that separate adult-oriented residential zones from those designed for minors. College housing often falls under high-density or mixed-use categories, which can conflict with school-adjacent zones designed for low-impact, family-focused activity.

Increased Traffic & Unsupervised Congregation

Housing large groups of college students can introduce more cars, noise, and unpredictable foot traffic around key pickup and walking hours—such as 5:00 PM. This can increase the

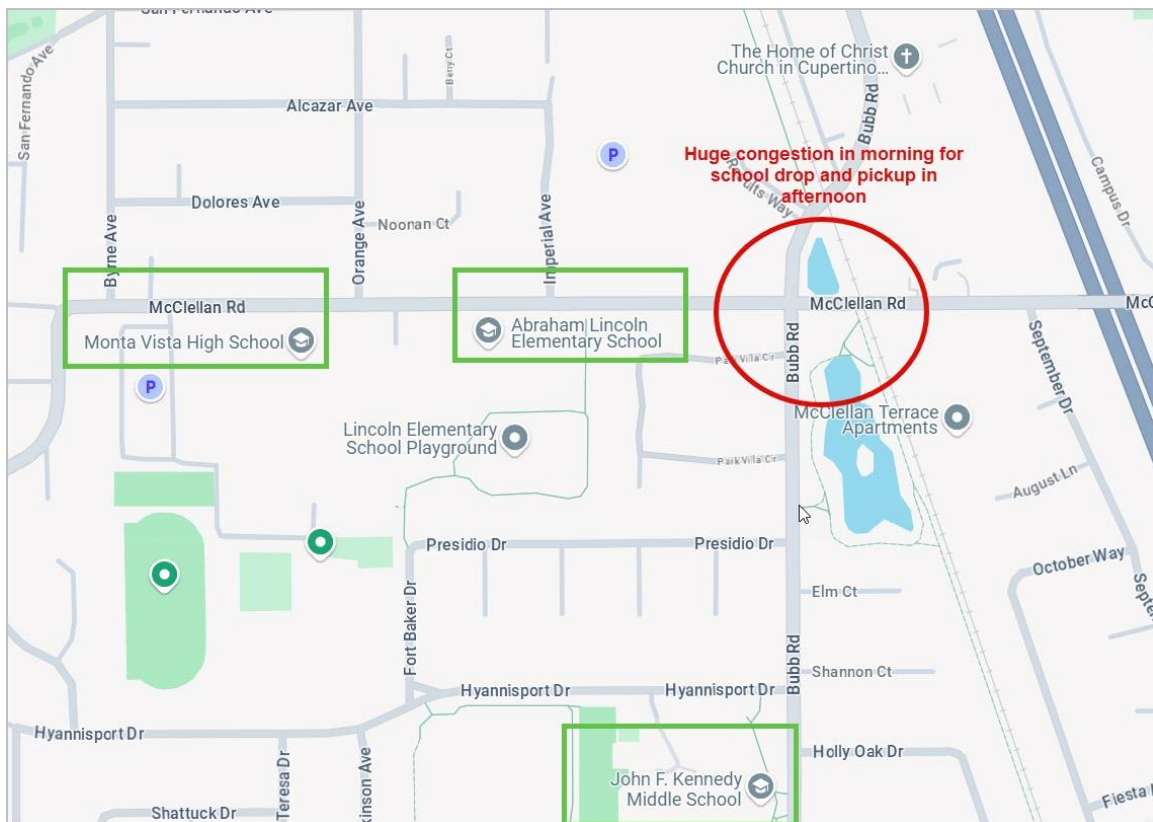
risk of accidents or encounters that compromise the orderly dismissal and safe transit of young children.

Community Standards & Exposure Risks

College student lifestyles—while not inherently unsafe—can include behaviors not suited for proximity to impressionable minors (e.g., loud gatherings, late-night activity, adult guests). Even when not unlawful, this introduces exposure that many parents and child advocates would reasonably deem inappropriate near an elementary campus.

Conclusion:

Out of respect for the safety, development, and rights of elementary-aged children, we urge planners to consider alternate locations for college student housing that do not introduce unnecessary risk or conflict with school zoning protections. Shared community spaces can thrive—but must be built on clear, age-appropriate boundaries.


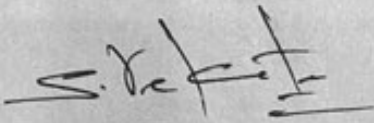





Attach the Signatures.

We are tenants of McClellan Terrace Apartments in Cupertino, and we are writing to express deep concern and distress over the sale of the McClellan Apartment community to the Foothill-De Anza Community College District (FHDA).

We oppose the sales unless the deal support right to stay from existing tenants.

| Name | Address | Signature |
|----------------|---------|---|
| Aarind | 7936 #2 |  |
| Anil Samal | 7948 #2 | ASamal |
| Rojalina Dhall | 7948 #2 | RDhall |
| Ramya | 7940 #1 | Ry.P |
| Venty | 7938 #4 |  |
| Umakant D | 7938 #2 |  |

Pratibha D 38 # 2

Archana 38 # 4

Priya 38 # 4

Lakshmi 38 # 4

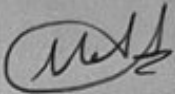

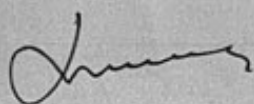


Pratibha Dwiveda

Archana Venkatesan

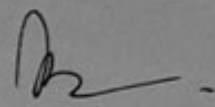
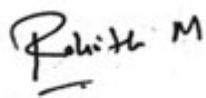
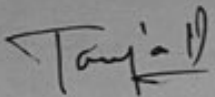
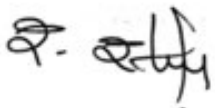
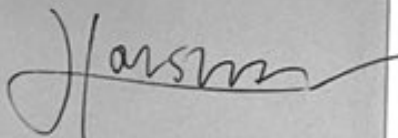

Priya Venkatesan

Lakshmi Ganapathy

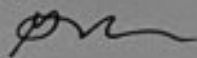

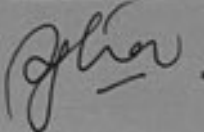
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| Name | Address | Signature |
|--------------------------|---------|---|
| Madhu A Gopalakrishna | 40-4 |  |
| Deepthy Madhu | 40-4 |  |
| Xiaomin Gao | 60-2. |  |
| RAHUL DUBEY | 60-4 |  |
| SULEKHA DUBEY | 60-4 | S. Dubey. |
| Jun Li | 62-1 |  |

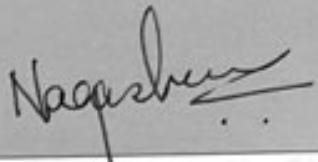

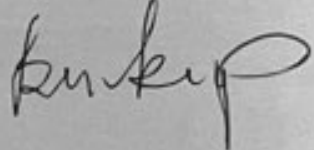

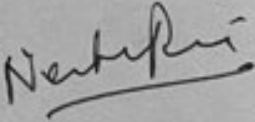


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| Name | Address | Signature |
|---|--|---|
| Narendra Darla | 7932 McClellan Rd Cupertino CA. 95014 |  |
| Rohith Mylaralingappa | 7946 McClellan Rd Cupertino CA. 95014 |  |
| Tanuja Puttaiah | 7946 Apt. 3 McClellan Rd Cupertino CA. 95014 |  |
| Elan Elangovan | 10330 Lockwood Dr Cupertino, CA |  |
| Harshith Velluri (Highschool, 15) | 7964 Apt 2 McClellan Rd, Cupertino CA, 95014 |  |
| Shreyas Dwivedi (High school) | 7938 Apt 2 McClellan Rd, Cupertino CA, 95014 |  |

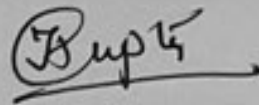

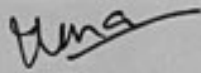
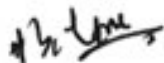


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| Name | Address | Signature |
|--|---------------------------------|--|
| Rachel Green | 7942-4 McClellan | Rachel  |
| Chakradhar Pamidi SIRISHA PAMIDI | 7924-4 McClellan |  Sirisha |
| Sanskriti Jha | 7920-2 McClellan |  |
| Deepali Jain. | 7920-1 McClellan | Deepali |
| VINTA GANPUE | 810, September dr. Cupertino | |
| | | |



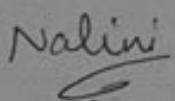

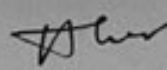
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| Name | Address | Signature |
|-----------------------------|--|---|
| Givish Ramadas Nagashree | 7950 McClellan Rd, Apt 1 Cupertino CA 95014 |  |
| Sean Lyn | 7950 McClellan Rd. Unit #3 Cupertino CA 95014 |  |
| Kristen Lyn | 7950 McClellan Rd. Unit #3, Cupertino CA 95014 |  |
| Santosh Rai | 7950 #4 |  |
| Neetu Rai | 7950 #4 |  |
| Arushi Rai | 7950 #4 |  |
| Rhea Rai | 7950 #4 |  |



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| Name | Address | Signature |
|------------------|--|---|
| Jaya Gupta | 7958 #1 McClellan Rd. Cupertino CA 95014 |  |
| Rosemary Biswas | 7958 McClellan Rd. APT 3 95014 |  |
| Uma Balaji | 7958 #2 McClellan 95014. |  |
| Balaji Raghunath | 7958 #2 McClellan 95014 |  |
| Abhishek Gupta | 7958 #1 McClellan Rd Cupertino CA |  |
| Pankaj Khanelwal | 7956 #1 McClellan Rd., Cupertino. CA |  |

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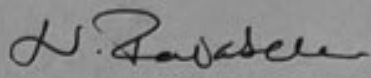
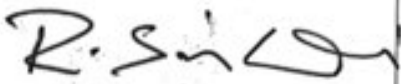
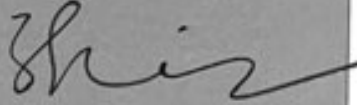

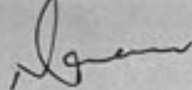

| Name | Address | Signature |
|-----------|---------|---|
| Chalam | 7940-2 |  |
| Indhu | 7940-2 |  |
| Nalini | 7966-2 |  |
| Manjunath | 7966-2 |  |
| Pratull | 7966-2 |  |
| Mamish | 7966-4 | |

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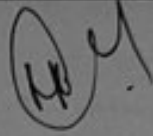



| Name | Address | Signature |
|-----------------------|---|---|
| Varsha Khandelwal | 7956 #1 McClellan Road Cupertino CA |  |
| Sathya Subramanian | 10330 Lockwood Dr Cupertino, CA 95014. |  |
| Amir | 1950 - 2 - | |
| | | |
| | | |
| | | |

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| Name | Address | Signature |
|--|--|---|
| N. RAGASEKHAR | 7950 McClellan Rd, APT #2, CUPERTINO, CA 95014. |  |
| R. Sridevi | 7950 McClellan Road APT #2, CUPERTINO, CA 95014. |  |
| L. Zhien | 7953 McClellan Rd APT #2, CUPERTINO, CA 95014 |  |
| GREG KLEIN CHANDRANOR KLEIN | 7946 McCLELLAN RD #1 CUPERT. 95014 |  |
| NARENDAR LNATA | 7948 McClellan Rd #4 Cupertino, CA |  |
| F. Niu | 7946 McClellan Rd. Apt #4, Cupertino, CA |  |



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| Name | Address | Signature |
|---------------|--------------|---|
| Mithun. D. | 7960 - Apt 3 |  |
| Shweta M.D | 7960 #3 |  |
| R. Ganapathi | 7940 #1 |  |
| D. Green | 7942 #4 |  |
| S. Sandap | 7936 #4 | S. Sandap |
| Sarithi.s | 7936 #4 | Sarithi.s |

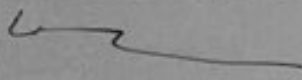
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 We oppose the sales unless the deal support right to stay from existing tenants.

| Name | Address | Signature |
|-------------------|---------------------------------------|----------------|
| DEVENDAR REDDY | 7964 McClellan Rd #1 Cupertino, CA | M. Devendar |
| Rong Yang | 7956 McClellan Apt 2 Cupertino. CA | Rong Yang |
| Seetharam | 7970 McClellan Apt 2 | Seetharam |
| Nada Simha | 7964 mcklellanro apt 2 | Nada Simha |
| ching Banerjee | 7966 McClellan Rd. Apt - 3 | Ching Banerjee |
| Penny Ralston | 7948 #1 | Penny Ralston |

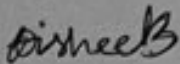

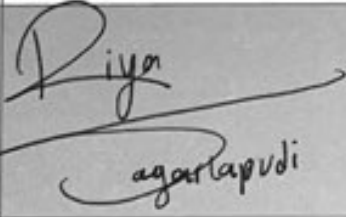

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| Name | Address | Signature |
|-----------------------|---------|---|
| LAKSHMI MALLIREDDY | 7964-1 | M. Lakshmi |
| NARAYANA REDDY | 7964-1 | N. Narayana Reddy |
| Hrithik Mallireddy | 7964-1 |  |
| Mallory DAVIS | 7960-1 | mal |
| JAYAPRAVEENA | 7932-3 | Jpr |
| Madison | 7924.2 |  |

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| Name | Address | Signature |
|---------------------------------------|--------------------|--|
| Rajesh M N Savita R N | 7966 #4 7966 #4 | Raj. Sig |
| Jeff Lam No ZIYING Zhou | 7966 #1 7966 #1 | Lam Zhou |
| Dongying Tian | 7964 #4 |  |
| Trina Banerjee | 7966 #3 | Trina |
| | | |
| | | |

express deep concern and distress over the sale of the MCC in Apal community to the Foothill-De Anza Community College District (FHDA).
We oppose the sales unless the deal support right to stay from existing tenants.

| Name | Address | Signature |
|-----------------------------|----------|---|
| Oishee Banerjee | 7966 #3 |  |
| Shravya Doddabommannavar | 7960 - 3 |  |
| Riya Jagarlapudi | 7922-1 |  |
| Sohana Jain | 7920-1 |  |
| | | |
| | | |

From: [S B](#)
To: [City Council](#); [City Clerk](#); [Luke Connolly](#)
Subject: McClellan Terrace
Date: Tuesday, April 1, 2025 9:00:16 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the City Council:

Please include the following as part of the written communications for the April 2nd City Council meeting.

To the Mayor and City Council,

The consultant hired by FHDA proposed the ridiculous solution of evicting the 94 families with school-age children living in the **affordable housing at McClellan Terrace** to make room for 300 students. I also want to bring to your attention that De Anza primarily seems to offer online classes, and the parking lots and classrooms are often empty.

Whether it's HCD through the 2022 Majority Cupertino City Council or FHDA through the consultants they hire, Cupertino residents are continually subjected to trauma—either through school closures or the eviction of residents. To date, no notice has been provided to the residents of the apartment complex, yet it's clear that the plans are moving forward between FHDA and the apartment complex owners. Once again, **something underhanded is happening without notifying the neighbors!**

The \$898 million bond approved by voters to provide affordable education, including housing units, remains an unnecessary burden on taxpayers when looking back over the past five years. **Not everyone attending De Anza is unhoused; while some students are, and yes, they deserve help,** the consultant behind the McClellan Terrace project only reinforces my concerns. This seems like a quid pro quo arrangement between consultants and apartment owners looking to profit at the expense of taxpayers.

Here are some concerns:

- The claim that there are only 300 unhoused students, and that this number will never change, is unrealistic. What happens if the number of unhoused students increases or decreases over time? Does FHDA plan to buy up all the old apartments in Cupertino under the guise of "housing unhoused community college students," thereby **removing affordable housing** in Cupertino?
- Unhoused students, or any students living together in close quarters, are likely to cause problems, whether intentionally or unintentionally. The community does not need 300 college students disrupting the peace of this quiet neighborhood, potentially engaging in activities that are not suitable for elementary, middle, and high school children who pass through the area every day on their way to school. **This is a public safety issue!**
- How does this affect our housing diversity? **We are now removing 94 affordable units** that have been serving needy families for decades.

- Why don't the teachers want to live in the same housing as the students? Is there something about the students they're not willing to share? Why not help the **needy FHDA teachers** by offering them housing at McClellan Terrace rented through FHDA and building dorms for students on the Foothill campus?
- It's clear that the **FHDA Board does not want to deal with the complexities of managing dorms**. As a result, they seem to be offloading this responsibility onto the city. Will the city be compensated for the extra costs of maintaining security and other services?

I urge the council to take the following actions:

1. Add a new category to the zoning regulations to prevent the housing from becoming student housing, similar to what San Francisco has done. Do not traumatize the 94 families by issuing them eviction notices.
2. Encourage FHDA to rent hotel rooms for unhoused students, which would help prevent hotels like Aloft on DeAnza from closing down.
3. Encourage FHDA to build **housing units for needy students** on the larger Foothill College campus.
4. Encourage FHDA **to help needy teachers** by renting apartments in McClellan Terrace or other apartment complexes in Cupertino/Los Altos and surrounding cities.

regards
Sashi

From: [Rhoda Fry](#)
To: [City Council](#)
Cc: [City Clerk](#)
Subject: Oral Communications: Proposed Community College Student Housing Purchase Gone Awry
Date: Tuesday, April 1, 2025 4:41:25 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk, please include the following in oral communications for the next City Council meeting.

Dear City Council, please take a look at the following and do what you can to influence the college board to do better by our residents.

Thanks, Rhoda

From: Rhoda Fry <fryhouse@earthlink.net>
Sent: Tuesday, April 1, 2025 4:39 PM
To: 'landsbergerpeter@fhda.edu' <landsbergerpeter@fhda.edu>; 'casaslaura@fhda.edu' <casaslaura@fhda.edu>; 'chengpearl@fhda.edu' <chengpearl@fhda.edu>; 'godfreyterry@fhda.edu' <godfreyterry@fhda.edu>; 'gvatuaalexander@fhda.edu' <gvatuaalexander@fhda.edu>; 'dastudenttrustee@fhda.edu' <dastudenttrustee@fhda.edu>; 'zaraainge@gmail.com' <zaraainge@gmail.com>; 'torresomar@fhda.edu' <torresomar@fhda.edu>; 'whalenkristina@fhda.edu' <whalenkristina@fhda.edu>; 'chancellor@fhda.edu' <chancellor@fhda.edu>; 'maitlandcarla@fhda.edu' <maitlandcarla@fhda.edu>
Subject: Proposed Community College Student Housing Purchase Gone Awry

RE: Proposed Community College Student Housing Purchase Gone Awry – Please Pause it and have an Open Study Session

Dear Foothill-De Anza (FHDA) Board of Trustees,
In 2020, your constituents voted for an \$898M bond to provide “local students an affordable education” which contained a line item to “plan, construct, acquire or contribute to affordable employee and student housing units.” I applaud the district for considering the cost of housing as part of providing an affordable education. Unfortunately, after countless studies and expenses, **the Board has been misled by its consultant in entertaining the purchase** of the McClellan Terrace Apartments on 7954 McClellan Rd, Cupertino, presently owned by Prometheus. **The consultant failed to provide you with the data you needed to make an informed decision.**

I am asking you to abandon this proposal and consider options that would better serve our community. A description of these issues follows: the proposed student rent is too high; the apartments have a large K-12 population that would be permanently displaced; the apartments are more affordable than most in our community and simply replacing residents does not help to improve the issue of affordability in our community; the purchase is likely a bad real estate deal; there are better options that are closer to transit and shopping. Permanently displacing Cupertino residents robs our community of economic diversity and disproportionately impacts non-citizen residents who fuel Silicon Valley’s economy.

The venture fails to achieve the goal of providing an affordable education as the consultant has

targeted the rent at 30% to 50% of AMI (Area Median Income). Why didn't the consultant provide an actual target rent? 50% of AMI for a single person is \$64.5K. A student working at a minimum wage of \$18.20 per hour for 15 hours a week for 50 weeks a year would earn \$13,650 (20 hours weekly for 50 weeks yields \$18,200). Targeting 50% of AMI per the requirements of the bond is a misuse of public funds.

The permanent displacement of sixty-seven K-12 public-school students from the only apartment complex within a half-mile of the Monta Vista tri-school area is wrong. **No one told your constituents that the bond measure would result in our neighbors being evicted and permanently displaced from our schools and from our city.**

Although the consultant proudly announced that De Anza students presently reside at the complex, she ignored that the number one selling point of these apartments is their proximity to our public K-12 schools: Lincoln Elementary and Kennedy Middle in the Cupertino Union School District (CUSD) and Monta Vista High School in the Fremont Union High School District (FUHSD). Prometheus' tagline for their 94 homes is: "Garden Apartments within Walking Distance to Top Cupertino Schools." There are 33 CUSD children and 34 FUHSD children who reside in these 94 homes (2 of these children attend FUHSD at other locations) for a total of 65 students attending the adjacent school sites. What will you tell them?

The tri-school area is heavily impacted by school traffic and having sixty-five K-12 students within a half-mile of K-12 schools reduces traffic and pollution. The proposed change-in-use of the Terrace Apartments to student housing would be a significant impact that permanently removes 94 homes that pipeline into the adjacent K-12 public schools. There is no greater good in the concept of permanently evicting grade K-12 students for the benefit of grade 13-14 students who could live elsewhere.

Students residing at 7918 - 7970 McClellan Road
by grade level

| | |
|-----|----|
| KN | 4 |
| 1st | 1 |
| 2nd | 3 |
| 3rd | 6 |
| 4th | 4 |
| 5th | 5 |
| 6th | 1 |
| 7th | 4 |
| 8th | 5 |
| | 33 |

as of 03.21.25

Terrace rents are more affordable than others in the area. Yet, the consultant said that residents could be relocated and that Prometheus would assist with relocation to their other properties. According to a Zillow search, as compared with the Terrace's maximum rent of \$3720, there are only fourteen 2 bedroom / 2 bath homes of at least 1000 square feet that rent for under \$4000. Prometheus properties, are more expensive and outside of the tri-school area. And the vast majority of other comparable rental properties are more expensive. Residents would be permanently displaced from our community.

| | | | |
|-------------------------|-------------------|------------------------|---|
| Prometheus Complex Name | 2br/2ba Sq Ft | Rent | Prometheus Relocation Doesn't Work |
| Terrace | 1150 Sq Ft | \$3570 - \$3720 | |
| Biltmore | 1005 – 1087 Sq Ft | \$4526 - \$4826 | |

| | | | |
|-------------|-------------------|-----------------|--|
| City Center | 933 Sq Ft | \$4704 - \$4309 | All other Prometheus Homes are more expensive than the Terrace |
| Holloway | 1147 Sq Ft | \$4296 - \$4321 | |
| Markham | 981 – 1092 Sq Ft | \$3806 - \$4475 | All other Prometheus Homes are outside of the tri-school K-12 area: Lincoln, Kennedy, Monta Vista. |
| Park Center | 1165 – 1186 Sq Ft | \$4224 - \$4229 | |
| Sonter | 960 Sq Ft | \$4061 - \$4075 | |

Terrace is the only large complex that is in the Monta Vista tri-school area. Families would not be relocated, rather they would be displaced and likely, displaced outside of our community’s school district, which is within FHDA’s boundaries! Evicting future (and current) Foothill/De Anza students is wrong. There are no two-bedroom two-bath (2br/2ba) large complexes that retain all three schools. Following is a table of nearby large complexes with 2br/2ba that retain at least two schools.

| Apartment Complex Name | Address | 2br/2ba Rent* Square Footage Website | Assigned School (bold = change) | Miles to School |
|------------------------------|-----------------------|--|---|----------------------------|
| Terrace FHDA plans to buy | 7954 McClellan Rd | \$3570 - \$3720 1150 Sq Ft https://prometheusapartments.com/ | Lincoln Kennedy Monta Vista | 0.4 mi 0.5 mi 0.5 mi |
| Glenbrook | 10100 Mary Ave | \$4395 1,065 Sq Ft https://www.theglenbrookapartments.com/ | Garden Gate Lawson Monta Vista | 1 mi 2 mi 1.4 mi |
| Foothill Heights | 10210 N Foothill Blvd | \$3850 - \$3895 1050 Sq Ft https://www.foothillheights.com/ | Stevens Kennedy Monta Vista | 0.9 mi 2.2 mi 1.8 mi |
| Sahara Sands | 7373 Fallenleaf Lane | N/A Only 2 Bedroom 1.5 Bath 840 sq. ft. https://sahasandsapts.com/ | N/A | N/A |
| Siena | 7375 Rollingdell Dr | \$3295 1016 Sq Ft https://siena.eprodesse.com/ | Lincoln Lawson Monta Vista | 1.8 mi 2.2 mi 2.0 mi |
| Villages | 20875 Valley Green Dr | \$4050 - \$4175 (3 br; 2 br only have 1 bath) 1141 Sq Ft https://www.villagesatcupertino.com/ | West Valley Cupertino Monta Vista | 1.9 mi 2.4 mi 2.2 mi |

*Rents were found either on apartment website or apartments.com, many have no vacancy

Is this a bad real estate deal? The apartment complex is very old; it was built in 1971. There’s a reason why rents are lower there than elsewhere in Cupertino in spite of its proximity to the tri-school area. Prometheus acquired the property in 2022 and has a net assessed value of \$52M, per Santa Clara County Assessor Records. FHDA proposes to purchase the property for \$67M and remodel it for \$28M for a total of nearly \$100M. Is spending \$100M on a property that was assessed at half that three years ago a good deal?

There are better solutions for our FHDA students. Having student housing on the De Anza College campus near Stevens Creek would be closer to the college, closer to public transportation, and closer to shopping. And the College’s surveys indicated that students preferred to be on campus. There are large open areas on the campus’ 112 acres and the college would be able to build a building to modern safety and environmental standards that would meet the exact needs of the

student population.

Alternatively, the 123-room Aloft Hotel on 10165 North De Anza Boulevard is delinquent in its mortgage and is facing foreclosure. Its valuation is under \$40M. Because the local hotels are under financial stress, it is unlikely to be purchased by a hotel. To wit, the construction of two new Cupertino hotels (near Goodyear Tire and at Vallco Village's Duke of Edinburgh) have been shelved indefinitely. Aloft is just 1 mile from De Anza's bookstore as compared with 1.2 miles from the Terrace Apartments. The Aloft Hotel is relatively new; it was built in 2013 and is forty years younger than the Terrace Apartments. A few rooms could be converted to communal kitchens as are found in dormitories, the restaurant downstairs could be leased to a local operator, and meeting areas could be converted to study halls. Converting hotels for dormitory use is not a new idea – San Jose State University converted a portion of the Signia Hilton (formerly Fairmont) into housing.

In previous Board Meetings, concerns were raised about the cost of providing security for on-campus housing. Does that mean that the College District intends to pass the expense to the residents of Cupertino? This is another impact that we did not anticipate when voting for the bond. By comparison, San Jose State University provides additional security to its off-campus housing at Spartan Village on the Paseo. The Terrace apartments are laid out in multiple buildings which is not optimal for providing security for its residents. And what about the impacts to neighboring single-family homes? We all know that the exuberance of youth invites more noise. A new building on campus or the hotel site are better suited to provide for security.

College District staff should have anticipated these issues prior to initiating an offer to purchase the Terrace Apartments. On March 10, staff proposed making trips to California community colleges that offer student housing. Why didn't staff learn about how student housing long ago? And why is staff considering a junket to community colleges that are far away and in lower-density lower-cost areas when we have San Jose State in our own back yard? Cupertino individual median income is about \$118K; eight California community college cities have individual median incomes of \$28K to \$36K; and the six other California community college cities have individual median incomes of \$48K to \$54K. There is no comparison.

Why wasn't there any outreach to the major stakeholders – City of Cupertino, K-12 school districts, apartment residents and their single-family home neighbors? While the consultant is talking about the minutiae of filling in the apartment's swimming pool, the major issues are not being addressed – security, ratio of resident assistants to residents, cost-of-rent, impact on community. Why is the College District ignoring its own surveys and not building student housing on campus when the funds have been available since 2020? **Within a few minutes of due-diligence the College District's consultant would have known that initiating the purchase of the Terrace apartments was a bad idea. Please don't throw good money after bad and stop the purchase process now.**

Sincerely, Rhoda Fry, 40+ year Cupertino resident, fryhouse@earthlink.net

Further Information:

Full Bond Text:

[https://go.boarddocs.com/ca/fhda/Board.nsf/files/BJ52PW03336F/\\$file/Resolution_No_2019-36_Ordering_Election.pdf](https://go.boarddocs.com/ca/fhda/Board.nsf/files/BJ52PW03336F/$file/Resolution_No_2019-36_Ordering_Election.pdf)

San Jose Spotlight Article on McClellan Terrace:

<https://sanjosespotlight.com/silicon-valley-foothill-de-anza-community-college-district-to-add-student-housing/>

CBS News: Cupertino apartment residents stunned after complex set to become student housing:
<https://www.cbsnews.com/sanfrancisco/news/cupertino-mcLellan-apartments-sold-foothill-de-anza-student-housing-residents-move/>

County Assessor:

<https://www.sccassessor.org/>

SV@home Income & Rent Limits in Santa Clara County:

<https://siliconvalleyathome.org/resources/finding-affordable-housing/>

Aloft Hotel facing foreclosure:

<https://www.siliconvalley.com/2025/01/08/cupertino-apple-tech-property-south-bay-hotel-economy-travel-build/>

ABC News: San Jose State University transforms historic luxury hotel into college dorms:

<https://abc7news.com/post/san-jose-state-university-transforms-historic-luxury-hotel-college-dorm-rooms/15191678/>

San Jose State Spartan Village describes security concerns:

<https://www.sjsu.edu/housing/housing-options/our-buildings/svp/index.php>

Foothill/De Anza College Crime Reports

https://police.fhda.edu/_resources-top-menu/security_reports/2024%20FHDA%20Annual%20Security%20Report%20Final%20v2.pdf

March 10 Foothill/De Anza College Board Meeting:

Agenda and documents <https://go.boarddocs.com/ca/fhda/Board.nsf/Public>

March 10, 2025 meeting on YouTube <https://www.youtube.com/live/XorJDacQ6Vs>

Email to FHDA Board of Trustees, FHDA Presidents and Chancellor:

landsbergerpeter@fhda.edu; casaslaura@fhda.edu; chengpearl@fhda.edu; godfreyterry@fhda.edu; gvatuaalexander@fhda.edu; dastudenttrustee@fhda.edu; zaraainge@gmail.com; torresomar@fhda.edu; whalenkristina@fhda.edu; chancellor@fhda.edu; maitlandcarla@fhda.edu

CC to Cupertino City Council: CityCouncil@cupertino.gov

CC to CUSD Board and superintendent: board@cusdk8.org; yao_stacy@cusdk8.org

CC to FUHSD Board and superintendent: naomi_nakano-matsumoto@fuhdsd.org;

stanley_kou@fuhdsd.org; rosa_kim@fuhdsd.org; pat_carpio-aguilar@fuhdsd.org;

danny_choi@fuhdsd.org; asinghal051@student.fuhdsd.org; Rachel_zlotziver@fuhdsd.org;

graham_clark@fuhdsd.org;

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Abhishek Gupta](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:02:42 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Abhishek Gupta <mast_ag20@icloud.com>
Sent: Wednesday, April 2, 2025 2:45 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options.

Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life.

I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming meeting

Thanks
Abhishek
Sent from iPhone

From: [Santosh Rao](#)
To: [City Clerk](#); [Liang Chao](#)
Subject: Fw: Feedback for Cupertino Library Commission.
Date: Wednesday, April 2, 2025 2:57:52 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the below in written communications for the upcoming city council meeting.

Thank you.

Thanks,
San Rao

Begin forwarded message:

On Monday, March 31, 2025, 6:52 AM, Santosh Rao <santo_a_rao@yahoo.com> wrote:

[Writing on behalf of myself only, as a Cupertino and SCC voter and resident.]

Dear Cupertino Library Commission,

1. To optimize library utilization, extend operating hours to 9 p.m. on Saturdays and Sundays. These extended hours will allow the community to fully benefit from the library's services. Families would love to utilize the library weekend evenings if kept open.
2. To maintain a conducive and quiet environment, enforce the library's quiet rules. Be mindful of patrons who arrive loudly, leave children unattended, or create excessive noise. If you encounter unruly or noisy individuals, kindly request their departure from the library.
3. To prioritize hygiene and prevent the library from becoming a temporary shelter for the homeless, prohibit individuals from occupying the library and restrooms. This is a significant health and safety concern that should not be overlooked. The library's primary function should be as a place for reading and relaxation, not as a shelter for the homeless.
4. To streamline the book return process, ensure that book returns at other libraries are reflected in your system. This will eliminate the need for patrons to visit the library to inform you about the library they returned a book to. Residents

like me live equidistant from Woodland and Cupertino and make use of multiple libraries in the area, this change will help ensure book returns at one location reflect at the other.

5. To enhance the book return experience, provide an option for patrons to receive their book return receipts via email, similar to the book borrowing workflow. This will ensure patrons have a soft copy of receipt that they can retain as proof of book return.

6. To accommodate the growing number of patrons returning books, increase the number of book return terminals and keep them functioning and open. This will reduce waiting times and enhance the efficiency of the book return process.

7. To address the issue of frequently out-of-paper restrooms, ensure that restrooms have adequate paper supplies. This will ensure that patrons can use the restrooms without any inconvenience.

8. To streamline the patron entry process for library private rooms, implement a self-service option. This will eliminate the need for librarians to physically open the doors, allowing patrons to enter and exit the rooms independently. Library cards can be utilized for entry, and reservations can be verified against the library card.

9. To enhance the library's ambiance and promote a greener environment, plant additional trees surrounding the library. This will improve air quality and create a more inviting atmosphere for patrons.

10. In light of the reduced traffic to the city hall due to remote work, eliminate permit parking in the parking lot and adjacent curbside. This measure will save time and resources for patrons and reduce the number of available parking spaces.

11. To allow more quiet reading on the ground floor limit the seating area for elementary kids to a smaller section and expand a seating section for middle school kids so they can enjoy a quieter reading experience. The library currently optimizes the 1st floor for young families but the second floor is optimized for adults and high schoolers. This leaves middle schoolers with no proper place to do focussed reading. Please increase the seating in the first floor for quiet reading focussed on families with middle school age kids.

Thank you for your consideration of my feedback.

Sincerely,
San Rao

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Shweta Minch](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:03:56 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Shweta Minch <shwetaminch@gmail.com>
Sent: Wednesday, April 2, 2025 2:47 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options.

Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life.

I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Shweta.]
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [ithirupuram prem kumar](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:04:32 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: ithirupuram prem kumar <thriurm.11.13@gmail.com>
Sent: Wednesday, April 2, 2025 2:52 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members, I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing. As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis. Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options. Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life. I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino. Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting. Sincerely,
Thirupuram Prem Kumar
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Naveen Venugopal](#)
Subject: Fw: Urgent Request to Protect Cupertino's McLellan Terrace
Date: Wednesday, April 2, 2025 3:28:00 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Naveen Venugopal <vnraj@me.com>
Sent: Wednesday, April 2, 2025 3:13 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's McLellan Terrace

CAUTION: This email originated from outside of the organization. Do not click links or open

attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members,

This is regarding FHDA buying McLellan terrace for student accommodation.

Why can't DeAnza find housing on the other side - across Stevens Creek Road which is also walkable to eat outs and stores suitable for college students. This side is residential and you need car to go anywhere other than school - suitable for school going students.

It also would negatively impact traffic congestion, security, behavioral concerns for young children living in the area walking to school, playing.

At the same time, the school kids have a nice friendly and safe atmosphere in and around the apartment as well as by track and 7-11 shopping area.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Naveen
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Mithun Vd](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:28:36 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Mithun Vd <mithun79@gmail.com>
Sent: Wednesday, April 2, 2025 3:12 PM
To: City Council <citycouncil@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options.

Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life.

I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Mithun
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Ravi Kiran Singh Sapaharam](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:30:05 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Ravi Kiran Singh Sapaharam <ravikiransingh@gmail.com>
Sent: Monday, March 31, 2025 8:58 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Ravi Kiran Singh
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Nita Rajput & Ravi Sapaharam](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:30:36 PM

Dear City Clerk,

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Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Nita Rajput & Ravi Sapaharam <nita.ravi.family@gmail.com>
Sent: Monday, March 31, 2025 8:59 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Nita
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Devendar](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:31:13 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Devendar <reddydev@gmail.com>
Sent: Monday, March 31, 2025 9:08 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Devendar
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Elanthenral E](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:31:49 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Elanthenral E <elanthenral.e@gmail.com>
Sent: Monday, March 31, 2025 11:28 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
[Your Name]
Cupertino resident

Sent from my iPhone

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Sheetal Deshmukh](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:32:21 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Sheetal Deshmukh <sheetal1deshmukh@gmail.com>
Sent: Monday, March 31, 2025 11:57 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Sheetal Deshmukh
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [sandeep siroya](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:32:52 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: sandeep siroya <siroya@gmail.com>
Sent: Monday, March 31, 2025 12:00 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Sandeep Siroya
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Vinod Balakrishnan](#)
Subject: Fw: Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:33:19 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Vinod Balakrishnan <bvinod@hotmail.com>
Sent: Monday, March 31, 2025 12:00 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Protect Cupertino's Rental Housing Stock

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I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Vinod Balakrishnan

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Maneesh Saxena](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:33:52 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Maneesh Saxena <maneeshsaxena@icloud.com>
Sent: Monday, March 31, 2025 12:02 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open

attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
[Your Name]
Cupertino resident

Regards
Maneesh

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [ROHITH M](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:34:27 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: ROHITH M <rohithcse2011@gmail.com>
Sent: Monday, March 31, 2025 12:05 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Rohith Mylaralingappa
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Gaurab Paul](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:35:02 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Gaurab Paul <gaurab.paul@gmail.com>
Sent: Monday, March 31, 2025 12:23 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely regards
Gaurab
Cupertino resident

regards,
gaurab.

:- typed on a mobile device

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Menaka Venkateswaran](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:35:36 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Menaka Venkateswaran <menaka.venkateswaran@gmail.com>
Sent: Monday, March 31, 2025 12:59 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Menaka Venkateswaran
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [veena.gurumurthy](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:36:02 PM

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Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: veena.gurumurthy <veenagurumurthy@yahoo.com>
Sent: Monday, March 31, 2025 2:11 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Veena
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [RAVINDRA KALE](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:36:45 PM

Dear City Clerk,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: RAVINDRA KALE <ravi_kale@yahoo.com>
Sent: Monday, March 31, 2025 2:20 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Ravindra Kale
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Ketan Deshpande](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:37:12 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Ketan Deshpande <ketan.deshpande@gmail.com>
Sent: Monday, March 31, 2025 2:38 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

It is very unfortunate that we are losing one of the very few affordable rental housing in Cupertino.

It is going to impact many students attending CUSD school.

Especially when DeAnza college have a lot of their own land, it is bizarre that they are acquiring another property.

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Ketan Deshpande
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Rinkan Shukla](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:37:49 PM

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Rinkan Shukla <rinkanshukla@gmail.com>
Sent: Monday, March 31, 2025 4:48 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
[Your Name]
Cupertino resident

Sent from my iPhone

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Rajasekhar Nallamotu](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:38:12 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Rajasekhar Nallamotu <rajas123k@gmail.com>
Sent: Monday, March 31, 2025 5:55 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Raj Nallamotu
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Sashi Begur](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:38:42 PM

Dear City Clerk,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: S B <sashibegur@gmail.com>
Sent: Monday, March 31, 2025 6:19 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options.

Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life.

I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Sashi Begur
Cupertino resident

Sent from my iPhone

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Chinmoy Banerjee](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:39:26 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Chinmoy Banerjee <chinmoy.j.banerjee@gmail.com>
Sent: Monday, March 31, 2025 6:31 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
[Your Name]
Cupertino resident

Sent from my iPhone

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Venkatesan Sundaram](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:39:48 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Venkatesan Sundaram <venky.sundaram@gmail.com>
Sent: Monday, March 31, 2025 6:34 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Venkatesan Sundaram
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [meeta upadhyay](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:40:14 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: meeta upadhyay <meetu_au@hotmail.com>
Sent: Tuesday, April 1, 2025 5:11 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Meeta Upadhyay
Cupertino resident

Sent from my iPhone

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Madhukar Krishnarao](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:40:39 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Madhukar Krishnarao <madhukark@gmail.com>
Sent: Tuesday, April 1, 2025 6:34 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Madhukar
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Ram Sripathi](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:41:01 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Ram Sripathi <ramsripathi@me.com>
Sent: Tuesday, April 1, 2025 7:23 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Ram Sripathi
Cupertino resident

Sent from my iPhone

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Rohini Naik](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:41:40 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Rohini Naik <rohnaik1@gmail.com>
Sent: Tuesday, April 1, 2025 9:19 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
[Your Name]
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Jaya Pradha](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:42:15 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Jaya Pradha <jayapradha@gmail.com>
Sent: Tuesday, April 1, 2025 9:36 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,

I urge the Council to immediately prioritize a municipal code enhancement to protect Cupertino's existing rental housing stock. Specifically, implement regulations preventing conversion to non-residential uses, including student housing.

Protecting these units is crucial for young families, seniors, and others needing affordable housing, especially as demand for both affordable and student housing increases. Conversions exacerbate our affordability crisis.

San Francisco, Berkeley, and Santa Clara have successfully protected their rental stock with zoning and permit regulations. Cupertino must adopt similar measures to maintain community diversity and stability.

Please expedite drafting and adoption of an ordinance to prevent conversions like those threatened at McClellan Terrace. This is an urgent matter for Cupertino's long-term housing sustainability.

Thank you.

Sincerely,

Jayapradha kodihalli,

Cupertino Resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Kalina Rumale](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:42:47 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Kalina Rumale <krumale@stanford.edu>
Sent: Tuesday, April 1, 2025 9:43 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <benjaminf@cupertino.gov>; Luke Connolly <lukec@cupertino.gov>; City Attorney's Office <cityattorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Kalina Rumale
Cupertino resident

Get [Outlook for Android](#)

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [opal](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:43:24 PM

Dear City Clerk,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026



From: Gopal <kagopal@yahoo.com>
Sent: Tuesday, April 1, 2025 5:00 PM
To: City Council <citycouncil@cupertino.org>
Cc: chengpearl@fhda.edu <chengpearl@fhda.edu>; godfreyterry@fhda.edu <godfreyterry@fhda.edu>; casaslaura@fhda.edu <casaslaura@fhda.edu>; landsbergerpeter@fhda.edu <landsbergerpeter@fhda.edu>; gvatuaalexander@fhda.edu <gvatuaalexander@fhda.edu>; maitlandcarla@fhda.edu <maitlandcarla@fhda.edu>; City Clerk

<cityclerk@cupertino.org>

Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

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Dear Mayor Chao and Cupertino City Council Members,
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Thank you for your attention to this important issue. I look forward to seeing this matter addressed at the City Council meeting.

Sincerely,
Gopal Kumarappan
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Jivika Gulrajani](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:44:01 PM

Dear City Clerk,

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Dear Resident,

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Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Jivika Gulrajani <jivikag17@gmail.com>
Sent: Tuesday, April 1, 2025 7:22 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members, I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing. As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis. Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options. Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life. I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino. Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Jivika Gulrajani
Cupertino resident

From: [Liang Chao](#)
To: [City Clerk](#)
Cc: [Mallory Davis](#)
Subject: Fw: Urgent Request to Protect Cupertino's Rental Housing Stock
Date: Wednesday, April 2, 2025 3:45:45 PM

Dear City Clerk,

At the request of community members, I am forwarding this email to be included in the written communication record for items not on the agenda for the April 2 Council meeting.

Dear Resident,

To be included in the written communication record for items not on the agenda, please express your wish for your email to be included clearly and submit the comments after the agenda of an upcoming council meeting is published.

Regards,

Liang Chao
Mayor of Cupertino (2025)
Terms: 2018-2022, 2022-2026

| | |
|---|---|
|  | Liang Chao |
| | Mayor City Council LiangChao@cupertino.org 408-777-3192 |
| |  |

From: Mallory Davis <mallorynichole@gmail.com>
Sent: Wednesday, April 2, 2025 3:07 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Benjamin Fu <BenjaminF@cupertino.gov>; Luke Connolly <LukeC@cupertino.gov>; City Attorney's Office <CityAttorney@cupertino.gov>
Subject: Urgent Request to Protect Cupertino's Rental Housing Stock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao and Cupertino City Council Members,

As a mother with two children attending Lincoln Elementary and Kennedy Middle school, I am writing to urge the Cupertino City Council to urgently prioritize the creation of a municipal code enhancement aimed at protecting the city's existing rental housing stock. Specifically, I ask that the Council adopt regulations that prevent the conversion of these valuable housing units into non-residential uses, including student housing.

In October 2024, after 16 years, I made the challenging decision to end my toxic and unhealthy marriage. During this time, I found respite with the McClellan Terrace apartments which has allowed me to provide stability for my children while I navigate the disruption of divorce. My children have been attending Lincoln and Kennedy schools for the past 5 years and both feel deeply ingrained in the community and culture. The ability to not disrupt their educational, extracurricular, and social circles during this time has had a very meaningful impact. This would not have been possible without these apartments, their affordability, location and community.

As Cupertino faces an increasing demand for both affordable housing and student housing, it is essential that we safeguard our existing rental units that serve young families with school kids, seniors, and others in need of affordable housing options. The potential conversion of multifamily rental properties into student housing units or other uses can displace residents and exacerbate the city's affordability crisis.

Cities like San Francisco, Berkeley, and Santa Clara have taken steps to protect their rental housing stock from similar conversions by implementing regulations that require specific zoning and permits before allowing such changes. San Francisco municipal code Section 317 is one such example. These policies have been instrumental in maintaining neighborhood stability while balancing the need for new housing options.

Cupertino's rental housing units are essential for maintaining the diversity and vibrancy of our community. Given the rapid changes in housing demand and the growing importance of maintaining affordable housing options, we need a proactive approach that will protect these units from being lost to other uses. This action will not only help preserve affordable housing but will also ensure that our community remains accessible to residents from all walks of life.

I respectfully request that the Council move forward with drafting and adopting a similar ordinance that will protect Cupertino's existing rental housing stock from conversion to non-residential uses like student housing. This issue is urgent, and time is of the essence to prevent the loss of essential rental housing such as McClellan Terrace. I ask that this matter be addressed as quickly as possible to protect our community's housing needs and to ensure the long-term sustainability of affordable housing in Cupertino.

Thank you for your attention to this important issue. I look forward to seeing this matter addressed at an upcoming City Council meeting.

Sincerely,
Mallory Davis

Cupertino resident

CC 04-02-2025

Item #1

Closed Session - Public
employee performance
evaluation, City Manager

Written Communications

From: [Jean Bedord](#)
To: [City Clerk](#); [City Council](#)
Cc: [Cupertino City Manager's Office](#)
Subject: Agenda Item #1, Performance review for City Manager, Closed Session
Date: Wednesday, April 2, 2025 1:15:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include this in Written Communications for the April 2, 2025 city council meeting

Good evening, Mayor Chao, Vice Mayor Moore and Councilmembers

I am voicing my objection to this performance review for our city manager. She had a performance review on Nov. 19, 2024, roughly four months ago. This new performance review was suddenly scheduled this week. I've done my share of performance reviews, and they are usually done annually based on accomplishments over the course of the year.

By that standard, our city manager has done a remarkable job over the past two and a half years.

- Approval of the Housing Element to regain local land use control
- Resolution of the CDFTA sales tax reallocation with minimal reduction of city services
- Legal settlement to allow Vallco/SHP to start moving ahead to develop the unsightly vacant 58 acres in the heart of the city.

Our city manager has provided very needed continuity for our staff – turnover is down. Senior staff have expressed confidence in her leadership. Let's contrast that with happened previously. As reported in the [August 15, 2022 issue](#) of *Cupertino Matters*, Pamela Wu was the **seventh city manager in four years, from 2018 to 2022. How can staff be productive when they have a new boss every six months?** How

can city programs be efficient with constant turnover of management and staff?

For the last four months I have observed an increase in harassment of city staff, particularly the city manager. **Mayor Chao, Vice-Mayor Moore and Councilmember Ray Wang seem to be continuing their previous patterns of harassment.** These misbehaviors have been costly:

- **Mayor Liang Chao** was instrumental in the firing of Cupertino Union School District superintendent Wendy Gudalewicz in 2017, after she was elected to the CUSD board. This **cost CUSD \$285,563**. [Leaders of Cupertino Union School District to 'Release' Embattled Superintendent](#)
- Then in 2022, **Vice-Mayor Liang Chao** was sanctioned by the Cities Association and the Round Table for harassment of City Association Executive Andrea Jordan, [who originally sought \\$441,000](#). According to [LosAltosOnline](#).
 - *On Nov. 19, 2021, Jordan received the results of a nine-month investigation into her claims. The investigation allegedly concluded that Enander, Lee Eng, **Cupertino Councilmember Liang Chao** and Mountain View Councilmember Lisa Matichak had engaged in “**unlawful harassment**” and they were supposedly banned from participating in the association.*
 - Executive Director Andrea Jordan sued the Cities Association for this behavior, and has [received an \\$180,000 settlement](#) from the fifteen cities belonging to the Association. **The City of Cupertino paid her \$8,030 (through her attorney, Cathy Arias Law) on June 17, 2022, as its share of this harassment settlement. Cities Association dues rose for all cities as a result.**
- **Vice-Mayor Kitty Moore** was specifically cited for councilmanic interference in the Santa Clara County Civil Grand Jury report, [“A House Divided: Cupertino City Council and City Staff.”](#) which investigated multiple complaints about council behavior toward city management and staff. These findings, which also included Mayor Chao and Councilmember Ray Wang in his role as

planning commissioner, were validated by an [independent investigators report](#). This was described by *San Jose Spotlight* in an article entitled [Cupertino leaders accused of berating city staff](#)

- **Councilmember Ray Wang** has [threatened lawsuits against three residents](#), including your publisher. *San Jose Spotlight* highlighted his behavior [Cupertino commissioner threatens lawsuit for Nextdoor posts](#). Wang has a history of harassment as reported by *San Jose Spotlight* in an article entitled [Cupertino policymaker in hot water for past harassment lawsuit](#).

Why would the council majority destabilize city management by their constant harassment? It's the same harassment that the Civil Grand Jury found in its report and that was further verified by the independent investigator. **Too much time and attention is wasted on insignificant matters.** The noise about the Sister City programs is wasted time and energy. The volume of emails is overwhelming. The constant micromanagement negatively impacts experienced staff, leading lower productivity and increased turnover.

I am concerned that this council has created a hostile work environment, and that impacts residents. It's time to drop this kangaroo court, and start creating a positive environment.

Concerned resident,
Jean Bedord

From: [Munisekar](#)
To: [City Clerk](#); [Liang Chao](#); [Kitty Moore](#); [R "Ray" Wang](#); [R "Ray" Wang](#)
Subject: Subject: Public employee performance evaluation; Title: City Manager; California Government Code Section 54954.5(e) and 54957(b).
Date: Tuesday, April 1, 2025 9:23:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Chao, Vice Mayor Moore and City Council,

I want to get this to your purview as I saw the agenda item in the subject for April 2nd meeting,

June 21, 2023: During this city council meeting Council member Liang Chao asked a question to the city manager during Agenda Item 7 discussions. The City Manager Pamela Wu arrogantly responded "I refuse to answer the question"; watch the recorded video (3:20:00 to 4:05:00 timeline) of Agenda Item 7. I was shocked to see the City Manager Pamela Wu's attitude in answering the city council's questions. As per the ORG chart for the city, she reports to the city council. Her response is pure insubordination and is a fireable offense. In any private job, if you say to your manager "I refuse to answer the question", you will be instantly relieved from work. That is exactly what Pamela said to a question from Liang Chao. Please watch the video for proof. We cannot tolerate such an attitude and behaviour by the staff towards the city council. As a taxpayer, contributing to her salary, I was shocked to see such behavior.

June/July 2023: As deeply impacted by discriminatory SB403 law against the Indian American community, we were trying to get SB403 on the city council agenda. The city manager was trying to do everything to avoid putting SB403 on the agenda with excuses like the agenda is full till December and we could add it to the agenda in December. What is the point of adding to the agenda when the law was being voted on in Sacramento in August 2023? Did she think the Indian American community is dumb? We had to work extra hard to lobby the council to put this on the agenda using the Citizens Petition approach. If the city government couldn't address the needs of the community, why do we need it? I don't think the City Manager cares about the community that pays her salary.

Additionally, Pamela Wu is the first ever city manager in Cupertino City history to make trips to Taiwan and India on Taxpayer dime under the sister city disguise. This has never happened before. Historically, the mayors do ceremonial visits to sister cities; not the city staff. I want the city to publish what was accomplished by Pamela Wu on these trips costing our taxpayer dollars.

I have also witnessed on several occasions Pamela Wu's incompetence and mishandling of city issues. Under her leadership, very little gets done by staff and it feels like the city council and the commission's report to the staff. Many times I felt like Cupertino city is being run like a communist government with Pamela Wu at the helm.

Please take my feedback into consideration in evaluating her performance. We need a city manager that can get things done and respect the will of the voters by following the guidance

from the elected body.

Thank you
Muni Madhhipatla
Cupertino Resident
Representing myself.

From: [Pamela Wu](#)
To: [Liang Chao](#); [Kitty Moore](#); [Sheila Mohan](#); [J.R. Fruen](#); [R "Ray" Wang](#)
Cc: [Floy Andrews](#); [Michael Woo](#); [City Clerk](#); [Serena Tu](#)
Subject: 4/3 closed session item #1 - City Manager's Perf Eval
Date: Tuesday, April 1, 2025 9:33:39 AM
Attachments: [image001.png](#)
[City Manager Evaluation Report \(CONFIDENTIAL PERSONNEL MATTER\).msg](#)

Mayor Chao, Vice Mayor Moore, and Councilmembers,

I understand that a closed session discussion about my performance evaluation is scheduled for this Wednesday, April 3. Per my current contract, Section 5.2 provides the framework of such evaluation:

1. Section 5.2 of the Agreement is hereby revised as follows:

5.2 Performance Evaluations. The City Council will conduct an annual evaluation and performance and salary review of EMPLOYEE in or around August of each year beginning in 2024. The performance review will be conducted in accordance with the purpose noted in Section 5.1 above and will be facilitated by a third party facilitator who is mutually acceptable to the City Council and EMPLOYEE. The performance review will be based on specific criteria developed by the City Council after consultation with EMPLOYEE and the facilitator. Such criteria may be modified as the City Council may from time to time determine, in consultation with

Page 1

the EMPLOYEE and the facilitator.

That said, I've truly enjoyed working to support the Council in my capacity and I am looking forward to our conversation on Wednesday if the following can be provided for transparency purposes:

- The last eval was concluded late November (summary attached), is this the 2025 annual review?
- If this is the 2025 eval, would I be expected to summarize only Dec – March accomplishments?
- If this is the 2025 eval, has a third-party facilitator been identified? Section 5.2 states that such facilitator should be mutually accepted, and I have yet to be notified of this discussion.
- Per Section 5.2, specific evaluation criteria should be mutually developed. What are the

specific criteria for such evaluation? I have yet to be notified of this discussion.

- Lastly, please confirm if I should expect to be present with any supporting document during the April 3 meeting.

I appreciate the Council for taking the time to consider such an important event. I look forward to a collaborative and productive discussion.

Sincerely,
Pamela



Pamela Wu

City Manager

City Manager's Office

PamelaW@cupertino.gov

[\(408\)777-1322](tel:(408)777-1322)



CC 04-02-2025

Item #8

MOU for Feasibility Study

Written Communications

Lauren Sapudar

From: Tracy K <tkcupertino@gmail.com>
Sent: Monday, March 31, 2025 12:34 PM
To: City Council; City Clerk
Subject: Written communications for Agenda Item 8, Memorandum of Understanding (MOU) among West Valley Cities -- housing feasibility study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Council and staff,

Please include these comments for written communications for Agenda Item 8, Memorandum of Understanding (MOU) among West Valley Cities (Cupertino, Campbell, Saratoga, Monte Sereno, and Town of Los Gatos) for a feasibility study to evaluate the potential of any temporary housing or emergency shelter.

Speaking on behalf of myself only -- I have a few clarifying questions upon reviewing the MOU for the West Valley Cities Feasibility Study:

1. City of Campbell approved this MOU back in July of 2024, with plans to commence work in November 2024 and complete by August 2025. Is Cupertino entering late, or has the timeline since changed and the attachments provided just don't reflect the latest dates?
2. What work, if any, has occurred on the feasibility study to date? If Cupertino is indeed later, how will its feedback be taken into account at this stage?
3. How will the 4 partner cities coordinate with one another and the lead city on the final feasibility recommendations, to ensure the final solution is agreeable to all participating cities? The MOU lists that the partner cities are to help gather data, community outreach, and review the needs analysis/feasibility reports, but I did not see any mention of meetings between the 5 total participating cities. Perhaps that is implied, but it would be good to clarify whether the cities all work through the consultant or have the opportunity to work with one another in the process.
4. Does the feasibility study present solutions where all West Valley partner cities must be aligned to move forward, or are they recommendations that the cities follow and implement individually? Or both? Just trying to understand the expectations and what would be considered a successful study.

Many thanks,
Tracy

CC 04-02-2025

Item #9

City Council Special
Projects Policy

Written Communications

Lauren Sapudar

From: S B <sashibegur@gmail.com>
Sent: Monday, March 31, 2025 8:55 AM
To: City Clerk; City Council; City Attorney's Office; Cupertino City Manager's Office
Subject: Agenda Item 9 - Comments & Questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the City Council,
Please include the following email in the written communications for Wed 2nd City Council meeting

To the Mayor and Council,
The Special Projects policy aims to improve transparency and tracking of one-time projects requiring City Council approval for funding outside of base departmental budgets. As a resident of Cupertino, I am raising concerns about the policy, not to suggest it should not be implemented, but to emphasize that it alone may not fully guarantee transparency. The policy raises important questions and should be accompanied by additional measures to ensure accountability and transparency to residents. Implementing it in isolation could lead to new issues, and I recommend adopting further policies to address these concerns.

1. The city manager's discretionary budget cannot exceed \$50K.
2. All special projects valued above \$50K must be brought before the city council for approval.
3. No consultants can be hired to determine the cost of a special project.
4. Every month, all potential special projects must be reported to the council to prevent staff from investing significant time into a project that may be cancelled when it comes up for approval.
5. Special projects should address solving problems for residents, not be based on a "nice-to-have" philosophy.
6. Special projects cannot be placed on the consent agenda.
7. Detailed status updates on special projects must be provided regularly. However, the responsibility for executing the project remains with the city manager and staff, ensuring that poor decision-making or failure of execution cannot be deflected.
8. There should be a limit to the number of special projects executed by staff, with a primary focus on the City Work Plan (CWP), not on special projects.
9. Once a special project is approved, any changes to its schedule, budget overruns, or "feature creep" must trigger a reanalysis of the project to ensure it continues to address a real need for the residents, rather than evolving into a "nice-to-have" or "should-also-do" type of initiative.

By adopting these additional policies, we can ensure that special projects are executed in a transparent, efficient, and accountable manner that directly benefits the residents.

regards

Sashi Begur

CC 04-02-2025

Item #10

CIP FY25-26 and 5-Year
Plan

Written Communications

Lauren Sapudar

From: fiw325@comcast.net
Sent: Tuesday, April 1, 2025 2:12 PM
To: Chad Mosley; RaychellS@cupertino.org; City Council; City Clerk; Pamela Wu
Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the below in written communications for agenda item 12 (Photovoltaic Systems CIP) for the 12/03/24 city council meeting. Thank you.

Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability

Dear Mayor Mohan, Cupertino City Council Members, City Manager Wu, Director Sander and Director Mosley,

I am writing to express my concerns regarding the proposed photovoltaic (PV) and EV charging systems at the Cupertino Sports Center (CSC), which is currently part of the Capital Improvement Program (CIP) Photovoltaic Systems Design and Installation Project. I respectfully request that CSC be removed from the list of selected sites for this project and that the entire PV/EV project be reconsidered.

There are significant concerns regarding the viability and benefit of the project, given the current and likely future federal funding situation. With the expected change in federal administration, the Inflation Reduction Act (IRA) program, which this project relies on for federal grant funding, may soon be terminated. Given that grants under this program are only disbursed upon project completion, the City would need to spend \$11 million before seeing any reimbursement, which creates a substantial financial risk. It is highly probable that by the time these funds could be approved, the federal program will no longer be available, leaving the City without the expected funding.

Additionally, the benefits of the Net Energy Metering (NEM) 2.0 program will only apply if all three selected sites are operational by April 2026. PG&E must approve permits for these sites before this deadline to secure the more favorable NEM 2.0 rates, which offer significantly greater savings than NEM 3.0. Given the complexity and risks involved in achieving this timeline, I urge the Council to seriously consider the financial implications of moving forward. If this deadline is missed, the reduced compensation under NEM 3.0 combined with the likely end of IRA funding would diminish the value of the project.

Furthermore, I urge the City to remove the Cupertino Sports Center from consideration as a PV/EV site for the following reasons:

1. **Limited Parking Availability:** The parking situation at CSC is already constrained, especially during peak hours, and the addition of EV charging stations could attract non-regular users, further exacerbating the parking problem for CSC members.

2. **Tennis Court Impact:** The proposed carports for the PV systems would need to include lighting for safety, but these lights would cause glare that would negatively impact tennis players on the nearby courts. Despite suggestions to use screens, the height of the carports and short fencing on the west end would prevent full mitigation of this issue. This is unacceptable for the tennis-playing community.

3. **Tree Removal:** The proposed project would require the removal of trees in the designated PV area, which we strongly oppose. These trees are part of the natural beauty of CSC, and their removal would detract from the center's environment.

4. **Disruption to CSC usage:** Past public works maintenance at the CSC has resulted in closure of the facility due to liability reasons as stated by city staff. We CSC users want to see zero disruption and no closure of CSC for this project. We strongly oppose the PV/EV project at CSC and ask that the CSC site be kindly removed from consideration.

5. **SV Hopper parking at CSC:** Lastly, I understand that the staff report suggests converting the CSC parking back area into a designated parking lot for the Silicon Valley Hopper, utilizing the EV charging stations. As CSC members, we are strongly against this proposal. Parking is already scarce, and turning the lot into a hub for non-member vehicle parking would severely impact CSC users' access, especially during busy times.

Given these concerns, **I respectfully request that the Council NOT approve the PV and EV systems at Cupertino Sports Center** and consider rejecting the entire PV project. The financial risks, combined with the reduced benefit if the project timeline slips beyond April 2026, and the likelihood of federal grant funding disappearing, make this project imprudent. Please prioritize the needs of Cupertino residents and the long-term financial health of our city.

Thank you for your attention to this matter.

Sincerely,

Fumiko Iwamura

Lauren Sapudar

From: Ravi Kiran Singh Sapaharam <ravikiransingh@gmail.com>
Sent: Tuesday, April 1, 2025 2:08 PM
To: Chad Mosley; City Council; Pamela Wu; City Clerk
Subject: Concerns Over Unfunded EV and Solar Projects

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include this in written communications for the upcoming city council meeting.

Subject: Concerns Over Unfunded EV and Solar Projects

Dear Mayor Chao and Council Members,

I am concerned about the proposed EV charging and solar PV projects lacking grant funding. Spending \$7.2 million without external support is fiscally irresponsible. I urge you to defund these projects, except the SVCE grant-funded Service Center EVCS expansion, to ensure responsible budgeting.

Sincerely,
Ravi Kiran Singh
Resident of Cupertino

Sources

[1] Cupertino invests in solar panels for greener government buildings ...

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flocalnewsmatters.org%2f2025%2f02%2f16%2fcupertino-invests-in-solar-panels-for-greener-government-buildings-amid-funding-concerns%2f&c=E,1,Fle8KL9g8f4u2Bxpxjy61anJeMRDIwLPY5g9InZlxOzLAPywfXYirYLpVhH9HhnTgr6dsPHYD690gsJ8XI4EJah5vq9UQkdBv-fbg-ZhqxR&typo=1>

[2] [PDF] CC 02-19-2025 - CITY OF CUPERTINO - Calendar

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcupertino.legistar.com%2fview.ashx%3fm%3dE2%26ID%3d1266553%26GUID%3d35029DA8-C9D3-42C9-893B-AA025CD62A30%26G%3d74359C04-A5F0-4CB2-A97A-0032996BB90E&c=E,1,gIH3fCR3qg_xz75LJ_KyGk3e4jp59TnJSHzOrzKosXViFzptEYdFOuhOGO_X4hs9EtNnix4q5-L2J7NoCl2y3xOqgZDtjRYGlskw1auDiARIBKQ,&typo=1

[3] Cupertino Union School District Announces Solar and EV Charging ...

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2felectrifynews.com%2fnews%2fev-chargers%2fcupertino-union-school-district-announces-solar-and-ev-charging-with-engie%2f&c=E,1,YUbge_qrIRtOQPJg66P5fWdFwJHwhkoD9wpOWf4OMY9Sz0Z8NshyZYsPhCL14UU4mUhxtAj3KSTNkhZw26HGZCtDTU9PH-kp39oQbF_F6q9rqfjQ_8P1M8D6&typo=1

[4] Express your opinion - Cupertino Matters

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcupertino-matters.org%2fexpress-your-opinion%2f&c=E,1,M6-lsJahaaEZmnJKVLOruqm2MaFwjzFHpiPtUxF3NRkARXmSrcMUtS1IBvdGvV0FDWI_6BMxlvk3mIK5uhQNTxOcup2IP0iEg_aGLFIporDA5hoLsBCon5T-&typo=1

[5] Cupertino Union School District Announces Solar and EV Charging ...

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.engie-na.com%2fcupertino-union-school-district%2f&c=E,1,PxCfOqoARJYDOIxEcQ6zOPLkPhX-sCWY1_Qi34cWT7P9Tp6YErWRo3dVGuw-6_zq3UIQqfkU0AxWvxDKWIW1EC_BeeHiH4v_kd93HS5hykiJDb0,&typo=1

[6] Public Comments on the City Council Agenda Cupertino CA

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cupertino.gov%2fYour-City%2fCity-Council%2fPublic-Comments-on-the-City-Council-Agenda&c=E,1,G2UwcU2Cja3Z9QYW9gslvmFEPzdJZMIUd-WO94rdTkpruftt3-qaVKxBYTaTjTogzHXwistmqM2TdAAXiwpfFqujpJphbcmtiybnmZMjtrIY7SjzTg,,&typo=1>

[7] Cupertino Union School District Announces Solar and EV

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.globenewswire.com%2fnews-release%2f2024%2f02%2f07%2f2825362%2f0%2fen%2fCupertino-Union-School-District-Announces-Solar-and-EV-Charging-Stations-Districtwide-in-Collaboration-with-ENGIE.html&c=E,1,qPspFxmNSjfdOb1WqPSeuhvX_VFmfsh_QqQtW1aYUtfCZbgXO__ -WTTIP1oQS5zji5BcOiuXULM_sYMPmp3f5eEyMyzYbPpw4raC1dChcmxdQ,,&typo=1

[8] Liang-Fang "Liang" Chao - City of Cupertino

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cupertino.gov%2fYour-City%2fCity-Council%2fMayor-Liang-Fang-Liang-Chao&c=E,1,m8MI3c_FmWhUmru4mZiyYPUKH5azm1zhih4CU_HPycfPwvhgD9KX7j4jelq3Ei1qOuAemDAZ7QlFTie4a0y4ELAD_4LVdqxhqrod4GZUxxHkUf9cghfJQ,,&typo=1

Lauren Sapudar

From: Nita Rajput & Ravi Sapaharam <nita.ravi.family@gmail.com>
Sent: Tuesday, April 1, 2025 2:10 PM
To: Chad Mosley; City Council; Pamela Wu; City Clerk
Subject: Defund EV and Solar Projects

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include this in written communications for the upcoming city council meeting.

- - -

Subject: Concerns Over Unfunded EV and Solar Projects

Dear Mayor Chao and Council Members,

I am concerned about the proposed EV charging and solar PV projects lacking grant funding. Spending \$7.2 million without external support is fiscally irresponsible. I urge you to defund these projects, except the SVCE grant-funded Service Center EVCS expansion, to ensure responsible budgeting.

Sincerely,
Nita
Resident of Cupertino

Lauren Sapudar

From: fiw325@comcast.net
Sent: Tuesday, April 1, 2025 1:52 PM
To: City Clerk; City Council; Rachele Sander; ChaddM@cupertino.org; Susan Michael
Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the below in written communications for agenda item 12 (Photovoltaic Systems CIP) for the 12/03/24 city council meeting. Thank you.

Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability

Dear Mayor Mohan, Cupertino City Council Members, City Manager Wu, Director Sander and Director Mosley,

I am writing to express my concerns regarding the proposed photovoltaic (PV) and EV charging systems at the Cupertino Sports Center (CSC), which is currently part of the Capital Improvement Program (CIP) Photovoltaic Systems Design and Installation Project. I respectfully request that CSC be removed from the list of selected sites for this project and that the entire PV/EV project be reconsidered.

There are significant concerns regarding the viability and benefit of the project, given the current and likely future federal funding situation. With the expected change in federal administration, the Inflation Reduction Act (IRA) program, which this project relies on for federal grant funding, may soon be terminated. Given that grants under this program are only disbursed upon project completion, the City would need to spend \$11 million before seeing any reimbursement, which creates a substantial financial risk. It is highly probable that by the time these funds could be approved, the federal program will no longer be available, leaving the City without the expected funding.

Additionally, the benefits of the Net Energy Metering (NEM) 2.0 program will only apply if all three selected sites are operational by April 2026. PG&E must approve permits for these sites before this deadline to secure the more favorable NEM 2.0 rates, which offer significantly greater savings than NEM 3.0. Given the complexity and risks involved in achieving this timeline, I urge the Council to seriously consider the financial implications of moving forward. If this deadline is missed, the reduced compensation under NEM 3.0 combined with the likely end of IRA funding would diminish the value of the project.

Furthermore, I urge the City to remove the Cupertino Sports Center from consideration as a PV/EV site for the following reasons:

1. **Limited Parking Availability:** The parking situation at CSC is already constrained, especially during peak hours, and the addition of EV charging stations could attract non-regular users, further exacerbating the parking problem for CSC members.

2. **Tennis Court Impact:** The proposed carports for the PV systems would need to include lighting for safety, but these lights would cause glare that would negatively impact tennis players on the nearby courts. Despite suggestions to use screens, the height of the carports and short fencing on the west end would prevent full mitigation of this issue. This is unacceptable for the tennis-playing community.

3. **Tree Removal:** The proposed project would require the removal of trees in the designated PV area, which we strongly oppose. These trees are part of the natural beauty of CSC, and their removal would detract from the center's environment.

4. **Disruption to CSC usage:** Past public works maintenance at the CSC has resulted in closure of the facility due to liability reasons as stated by city staff. We CSC users want to see zero disruption and no closure of CSC for this project. We strongly oppose the PV/EV project at CSC and ask that the CSC site be kindly removed from consideration.

5. **SV Hopper parking at CSC:** Lastly, I understand that the staff report suggests converting the CSC parking back area into a designated parking lot for the Silicon Valley Hopper, utilizing the EV charging stations. As CSC members, we are strongly against this proposal. Parking is already scarce, and turning the lot into a hub for non-member vehicle parking would severely impact CSC users' access, especially during busy times.

Given these concerns, **I respectfully request that the Council NOT approve the PV and EV systems at Cupertino Sports Center** and consider rejecting the entire PV project. The financial risks, combined with the reduced benefit if the project timeline slips beyond April 2026, and the likelihood of federal grant funding disappearing, make this project imprudent. Please prioritize the needs of Cupertino residents and the long-term financial health of our city.

Thank you for your attention to this matter.

Sincerely,

Fumiko Iwamura

Lauren Sapudar

From: dmcao46@gmail.com
Sent: Tuesday, April 1, 2025 1:26 PM
To: City Clerk
Subject: Cupertino Sports Center parking space is very limited; cancel EV/Solar Panel Project at CSC. No Hopper fleet parking at CSC!!!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the below in written communications for the upcoming city council meeting.

Mayor Liang Chao and Cupertino City Council

City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

Dear Mayor Chao and Council Members,

I am writing to request the immediate cancellation of the solar panel and EV parking project at Cupertino Sports Center (CSC). The CSC parking lot is already heavily utilized, with members frequently struggling to find parking during peak hours. The introduction of a Hopper EV fleet and its drivers' personal vehicles would further strain an already limited resource, creating unnecessary congestion and inconvenience for existing users.

The Sports Center serves a large number of residents and Lifetime Fitness members, with many users depending on the already constrained parking lot. League matches bring in visiting teams, further increasing demand at specific times. There is no available space to dedicate parking to a Hopper fleet, nor should CSC members and guests have to compete with commercial vehicle storage for parking access.

Given these factors, I strongly urge the city to cancel this project at CSC at the earliest opportunity. Additionally, I request that the parking lot be restricted to Sports Center and Lifetime at CSC users, with exceptions only for visiting league teams during scheduled matches. Protecting parking access for legitimate users should remain the city's priority.

Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,
Dongmei Cao

Lauren Sapudar

From: Santosh Rao <santo_a_rao@yahoo.com>
Sent: Tuesday, April 1, 2025 12:46 PM
To: City Council; City Clerk; Chad Mosley; Susan Michael; Rachele Sander; Alex Corbalis, CPRP; Jenny Koverman; Colleen Ferris
Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the below in written communications for the upcoming city council meeting.

Mayor Liang Chao and Cupertino City Council

City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

Dear Mayor Chao and Council Members,

I am writing to request the **immediate cancellation of the solar panel and EV parking project at Cupertino Sports Center (CSC)**. The CSC parking lot is already heavily utilized, with members frequently struggling to find parking during peak hours. The introduction of a Hopper EV fleet and its drivers' personal vehicles would further strain an already limited resource, creating unnecessary congestion and inconvenience for existing users.

The Sports Center serves a large number of residents and Lifetime Fitness members, with many users depending on the already constrained parking lot. League matches bring in visiting teams, further increasing demand at specific times. There is no available space to dedicate parking to a Hopper fleet, nor should CSC members and guests have to compete with commercial vehicle storage for parking access.

Given these factors, I strongly urge the city to cancel this project at CSC at the earliest opportunity. Additionally, I request that the parking lot be restricted to Sports Center and Lifetime at CSC users, with exceptions only for visiting league teams during scheduled matches. Protecting parking access for legitimate users should remain the city's priority.

Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,

San Rao (Cupertino resident and CSC daily user)

Lauren Sapudar

From: Santosh Rao <santo_a_rao@yahoo.com>
Sent: Tuesday, April 1, 2025 11:45 AM
To: City Council; City Clerk; Chad Mosley; Susan Michael; Cupertino City Manager's Office; Kristina Alfaro
Subject: Urgent Request to Defund Unfunded EV and Solar PV Projects

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Would you please include the below in written communications for the upcoming city council meeting.

[Writing on behalf of myself only, as a Cupertino resident]

Subject: Urgent Request to Defund Unfunded EV and Solar PV Projects

Dear Mayor Chao and Cupertino City Council Members,

I would like to bring your attention to the table of EV charging and solar PV panel CIP projects. **Unlike previous CIP sections in the appendix document, this table does NOT specify any grant funding coverage.**

There is NO grant funding any more for these. Public Works acknowledges further below in the appendix that in the current administration macro environment NO grant funding is available. I had clearly called this out to you at the time this item was approved previously that grant funding was not coming. I urge you to immediately defund these projects now. Please do NOT pay for even a day more of consultant costs on this project.

TABLE 16 - ACTIVE

| # | Project name | Project Description |
|------|--|--|
| SU1 | EVCS expansion - Service Center | The construction of electric vehicle charging station (EVCS) infrastructure for the electrification of the City's fleet. Working with SVCE for technical assistance. <i>Estimated Completion 2026</i> |
| SU2 | Photovoltaics Systems (PV) Design & Installation | This project will design and build PV systems at the following locations: Quinlan Community Center, Cupertino Sports Center and Community Hall. <i>Estimated Completion 2026</i> |
| SU3Q | Silicon Valley | Provide electric vehicle |

I strongly urge you to defund all of these projects, with the sole exception of the SVCE grant-funded Service Center EVCS expansion.

Please cancel the solar PV projects immediately. Please also cancel the Silicon Valley Hopper EV parking project.

Spending \$7 million on unfunded and prohibitively expensive solar PV installations for the benefit of only a small subset of Cupertino residents is fiscally irresponsible. The vast majority of Cupertino residents still rely on gasoline-powered vehicles. I urge you to act now to cancel and defund \$7.2 million in unnecessary expenditures on these projects.

Sincerely,

San Rao (Cupertino resident and voter)

Lauren Sapudar

From: Peggy Griffin <griffin@compuserve.com>
Sent: Monday, March 31, 2025 3:45 PM
To: City Council; Susan Michael
Cc: City Clerk
Subject: 2025-04-02 City Council Meeting-Agenda ITEM 10 - CIP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE INCLUDE THIS EMAIL AS PART OF WRITTEN COMMUNICATIONS FOR THE ABOVE MEETING AGENDA ITEM.

Dear Mayor Chao, Vice Mayor Moore, Councilmembers and Staff,

Q: Would you please include a copy of these 2 documents for reference as supplemental materials:

- 2022 Facility Condition Assessment (FCA) reports
- 2017/2018 Comprehensive Facility Condition and Use Assessment

The Staff Report and attachments are very thorough and cover a lot of material/CIP projects. Thank you for this information.

CONCERNS:

1. Grants and their impact on our city's priorities

- a. Manipulating our city's priorities - We need grants to help subsidize projects so that our tax dollars go further **BUT** when these grants impact our priorities and our staffing we should look closely before accepting them or even starting to look for them!
- b. Staff time –
 - i. Our staff time is valuable and it needs to be spent on priority projects on the 1-year and 5-year CIP projects, not items on the other lists (master plan lists).
 - ii. It takes a considerable amount of time to research, find and fill out a grant application. Sometimes, there are several applications or hoops to jump through in order to win a grant.
- c. Grants that change CIP priorities need to be brought to Council before any resources are allocated towards it. An item on a master plan is not a CIP project until it is approved by Council.

2. City Hall and City Hall Annex

- a. Get the requirements (minimum, preferred, tradeoffs)
- b. Decide which option
- c. Fund them both
- d. Don't start anything new until these are done.
- e. It's our entire city's health and safety at stake. Prioritize it. Allocate the funds for both staff and project.

Silicon Valley Hopper EV Parking – REMOVE IT!

Reference: Att B, Page 34

This project plans to park the Hopper vehicles at the Sports Center overnight!

This **will take away valuable parking from the users of the Sports Center.**

- The Hopper drivers drive their own cars to the location, park them then pick up a Hopper car to drive. This results in one or more spaces taken ALL DAY and NIGHT between either a Hopper vehicle or a driver's vehicle.
- The Hopper services hours mean Hopper vehicles will be using valuable parking spaces ALL DAY on Sundays, from 5pm onwards on Saturdays and from 7pm onward on weekdays. These are popular times at the Sports Center.
- Were the Sports Center members notified of this possibility?

This has no grants. Stop it now.

Bollinger Road Corridor Study – REMOVE IT

Reference: Att B, Page 25

In Attachment B Page 25, the **5-year Funding Total is \$4M!** Right now, nothing has been spent on this project from the Total Funding amount. Yes, there was a 2020 Feasibility Study which was done during COVID which impacted traffic significantly and now changes have been made to De Anza Blvd which may have impacted Bollinger. **Don't start a new project!**

Sincerely,
Peggy Griffin

From: [Peggy Griffin](#)
To: [City Council](#); [Susan Michael](#)
Cc: [City Clerk](#)
Subject: 2025-04-02 City Council Meeting Agenda ITEM 10 - CIP - Fund City Hall/City Hall Annex
Date: Wednesday, April 2, 2025 10:54:39 AM
Attachments: [image001.png](#)

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PLEASE INCLUDE THIS EMAIL AS PART OF WRITTEN COMMUNICATIONS FOR THE ABOVE MEETING AGENDA ITEM.

Dear Mayor Chao, Vice Mayor Moore, Councilmembers and Staff,

I believe in staying within our means if at all possible and I know our city is losing revenue from hotel taxes and retail sales taxes so unless there is a huge windfall coming our way, we need to make due with what we have.

City Hall and City Hall Annex

I believe the one-time funds of \$64M would be best spent doing more for less.

City Hall Renovation (without added story) = \$34M

City Hall Annex Renovation with EOC = \$8M

TOTAL = \$42M

This \$42M is within the \$64M available. In the Staff Report, it says that this estimate does not include “soft costs” such as moving expenses, furniture and staffing for the project. So, the \$42M leaves enough to cover these costs.

If the city tried to do the “added story” option we would not be able to do the City Hall Annex too without exceeding the \$64M available.

Q: What would that added story provide?

Q: Is it more important than upgrading our EOC?

Q: What’s the condition/location of the EOC?

REQUEST: Please do more with less and stay within our means. Fund the following:

City Hall Renovation (without added story) = \$34M

City Hall Annex Renovation with EOC = \$8M

TOTAL = \$42M

Memorial Park

The current plan is HUGE, excessive and would remove the open space people have grown to love as a result of filling in the pools. For concerts and events there is so much more space to

gather, set up chairs, blankets, picnic on the ground, run around, roll in the grass.

REQUEST: Depending on the cost and feasibility, please consider upgrading the bathrooms. This is something, no matter who you are or what event or reason you have for visiting the park, people need restrooms and it makes the visit to the park more enjoyable.

Sincerely,
Peggy Griffin

Recent Notable unfunded projects

- **City Hall Renovation:** seismic, accessibility, infrastructure improvements and interior renovation: estimated at \$28M in 2022, escalated 5% each year totals **\$34M**
- **City Hall Renovation with added story:** seismic, accessibility, infrastructure improvements, interior renovation and added story: estimated at \$48M in 2022, escalated 5% each year totals **\$58.3M**
- **City Hall Annex Renovation with EOC:** seismic, accessibility, infrastructure improvements and interior renovation: construction estimated at \$7M in 2022, escalated 5% each year totals **\$8M**
Logistics for moving staff and furniture: NIC.
- **Memorial Park Specific Plan projects:** 7 phases and numerous stand-alone projects are possible

From: [Liang Chao](#)
To: [City Clerk](#)
Subject: Fw: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.
Date: Wednesday, April 2, 2025 1:17:51 AM

A resident asked me to be sure that comments like these are included in the written communication doc of April 2 Council meeting.

I believe this is meant to be comments on the CIP item, so it is on one of the agenda items.

So, I don't need to forward them in order to get them included, right?

Thanks,

Liang



From: Srinivas Ketavarapu <vas2000@gmail.com>
Sent: Tuesday, April 1, 2025 11:10 PM
To: Chad Mosley <ChadM@cupertino.gov>; City Council <citycouncil@cupertino.gov>; Pamela Wu <PamelaW@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>
Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

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Mayor Liang Chao and Cupertino City Council
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

Dear Mayor Chao and Council Members,

I am writing to request the immediate cancellation of the solar panel and EV parking project at Cupertino Sports Center (CSC). The CSC parking lot is already heavily utilized, with

members frequently struggling to find parking during peak hours. The introduction of a Hopper EV fleet and its drivers' personal vehicles would further strain an already limited resource, creating unnecessary congestion and inconvenience for existing users.

The Sports Center serves a large number of residents and Lifetime Fitness members, with many users depending on the already constrained parking lot. League matches bring in visiting teams, further increasing demand at specific times. There is no available space to dedicate parking to a Hopper fleet, nor should CSC members and guests have to compete with commercial vehicle storage for parking access.

Given these factors, I strongly urge the city to cancel this project at CSC at the earliest opportunity. Additionally, I request that the parking lot be restricted to Sports Center and Lifetime at CSC users, with exceptions only for visiting league teams during scheduled matches. Protecting parking access for legitimate users should remain the city's priority.

Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,

Srinivas Ketavarapu
10556 Manzanita Ct, Cupertino, CA 95014

From: [Srinivas Ketavarapu](#)
To: [Chad Mosley](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.
Date: Tuesday, April 1, 2025 11:11:41 PM

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Mayor Liang Chao and Cupertino City Council
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

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Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,

Srinivas Ketavarapu
10556 Manzanita Ct, Cupertino, CA 95014

From: [Eiko Johnson](#)
To: [Chad Mosley](#); [Rachelle Sander](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Cupertino Sports Center Parking
Date: Tuesday, April 1, 2025 9:13:28 PM

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Dear City Clerk,

Please include the below in written communications for the upcoming city council meeting.

Mayor Liang Chao and Cupertino City Council

City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

**Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC.
No Hopper fleet parking at CSC.**

Dear Mayor Chao and Council Members,

I am writing to request the immediate cancellation of the solar panel and EV parking project at Cupertino Sports Center (CSC). The CSC parking lot is already heavily utilized, with members frequently struggling to find parking during peak hours. The introduction of a Hopper EV fleet and its drivers' personal vehicles would further strain an already limited resource, creating unnecessary congestion and inconvenience for existing users.

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Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,
Eiko Johnson, CSC member

From: [Vikas Shah](#)
To: [Chad Mosley](#); [Rachelle Sander](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.
Date: Tuesday, April 1, 2025 4:47:31 PM

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Dear City Clerk,

Please include the below in written communications for the upcoming city council meeting.

Mayor Liang Chao and Cupertino City Council

City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

Dear Mayor Chao and Council Members,

I am writing to request the immediate cancellation of the solar panel and EV parking project at Cupertino Sports Center (CSC). The CSC parking lot is already heavily utilized, with members frequently struggling to find parking during peak hours. The introduction of a Hopper EV fleet and its drivers' personal vehicles would further strain an already limited resource, creating unnecessary congestion and inconvenience for existing users.

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Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,

Vikas Shah

10396 Paradise Dr, Cupertino 95014

From: [Ravi Kiran Singh Sapaharam](#)
To: [Chad Mosley](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Concerns Over Unfunded EV and Solar Projects
Date: Tuesday, April 1, 2025 2:10:56 PM

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Dear City Clerk,

Please include this in written communications for the upcoming city council meeting.

Subject: Concerns Over Unfunded EV and Solar Projects

Dear Mayor Chao and Council Members,

I am concerned about the proposed EV charging and solar PV projects lacking grant funding. Spending \$7.2 million without external support is fiscally irresponsible. I urge you to defund these projects, except the SVCE grant-funded Service Center EVCS expansion, to ensure responsible budgeting.

Sincerely,
Ravi Kiran Singh
Resident of Cupertino

Sources

- [1] Cupertino invests in solar panels for greener government buildings ... <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flocalnewsmatters.org%2f2025%2f02%2f16%2fcupertino-invests-in-solar-panels-for-greener-government-buildings-amid-funding-concerns%2f&c=E,1,FlE8KL9g8f4u2Bxpxjy61anJeMRDlwLPY5g9InZxIxOzLAPywfXYirYLPVhH9HhnTgr6dsPHyD690gsJ8X14EJah5vq9UQkdBv-fbg-ZhxxR&typo=1>
- [2] [PDF] CC 02-19-2025 - CITY OF CUPERTINO - Calendar https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcupertino.legistar.com%2fview.ashx%3fm%3dE2%26ID%3d1266553%26GUID%3d35029DA8-C9D3-42C9-893B-AA025CD62A30%26G%3d74359C04-A5F0-4CB2-A97A-0032996BB90E&c=E,1,gIH3fCR3q_xz75LJ_KyGk3e4jp59TnJSHzOrzKosXVifZptEYdFouhOGO_X4hs9EtNnix4q5-L2J7NoCl2y3xOqgZDijRYGIskw1auDiARIBKQ,&typo=1
- [3] Cupertino Union School District Announces Solar and EV Charging ... https://linkprotect.cudasvc.com/url?a=https%3a%2f%2felectrifynews.com%2fnews%2fев-chargers%2fcupertino-union-school-district-announces-solar-and-ev-charging-with-engie%2f&c=E,1,YUbgc_qrRtOQPJg66P5fWdFwJHwhkoD9pOWf4OMY9S20Z8NshyZYsPhCL14UU4mUhtAj3KSTNkhZw26HGZCtDTU9PH-kp39oQbF_F6q9rqfjQ_8P1M8D6&typo=1
- [4] Express your opinion - Cupertino Matters https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcupertinomatters.org%2fexpress-your-opinion%2f&c=E,1,M6-IsJahaaEZmnJKVLOruqm2MaFwjzFHpiPtUx3NRkARXmSrcMUtS1IBvdGVv0FDWl_6BMxlvk3mIK5uhQNTxOcup2IP0iEg_aGLFiporDA5hoLsBCon5T-&typo=1
- [5] Cupertino Union School District Announces Solar and EV Charging ... https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.engie-na.com%2fcupertino-union-school-district%2f&c=E,1,PxCfOqoARJYDOlxECq6zOPLkPhX-sCWY1_Qj34cWT7P9Tp6YErWRo3dVGuw-6_zq3UJQqfU0AxWvxDKWIW1EC_BeeHiH4v_kd93HS5hykiJDbo,&typo=1
- [6] Public Comments on the City Council Agenda Cupertino CA <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cupertino.gov%2fYour-City%2fCity-Council%2fPublic-Comments-on-the-City-Council-Agenda&c=E,1,G2UwcU2Cja3Z9QYW9gslvmFEPzdJZMIUd-WO94rdTkpruft3-qaVKxBYTaTjTogzHXwistmqM2TdaAXiwpffqujpphbcmtiybnmZMjtrIY7Sztg,&typo=1>
- [7] Cupertino Union School District Announces Solar and EV https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.globenewswire.com%2fnews-release%2f2024%2f02%2f07%2f2825362%2f0%2fen%2fcupertino-union-school-district-announces-solar-and-ev-charging-stations-districtwide-in-collaboration-with-engie.html&c=E,1,qPspFxmNSjfdOb1WqPSeuhvX_VFmfsh_QqQtW1aYUfCZbgXO_-WTTIP1oQS5zj5BcOiuXULM_sYMPmp3f5eEyMyzYbPpw4raC1dChemxdQ,&typo=1
- [8] Liang-Fang "Liang" Chao - City of Cupertino https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cupertino.gov%2fYour-City%2fCity-Council%2fMayor-Liang-Fang-Liang-Chao&c=E,1,m8MI3c_FmWhUmru4mZiyYPUKH5azm1zhih4CU_HPy-cfPwvhgD9KX7j4jelq3EilqOuAemDAZ7QIFtie4a0y4ELAD_4LVdqxhqrod4GZUxxHkUf9cghfJQ,&typo=1

From: [Nita Rajput & Ravi Sapaharam](#)
To: [Chad Mosley](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Defund EV and Solar Projects
Date: Tuesday, April 1, 2025 2:10:32 PM

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Dear City Clerk,

Please include this in written communications for the upcoming city council meeting.

- - -

Subject: Concerns Over Unfunded EV and Solar Projects

Dear Mayor Chao and Council Members,

I am concerned about the proposed EV charging and solar PV projects lacking grant funding. Spending \$7.2 million without external support is fiscally irresponsible. I urge you to defund these projects, except the SVCE grant-funded Service Center EVCS expansion, to ensure responsible budgeting.

Sincerely,
Nita
Resident of Cupertino

From: fiw325@comcast.net
To: [City Clerk](#); [City Council](#); [Rachelle Sander](#); ChaddM@cupertino.org; [Susan Michael](#)
Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability
Date: Tuesday, April 1, 2025 1:51:39 PM

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Dear City Clerk,

Please include the below in written communications for agenda item 12 (Photovoltaic Systems CIP) for the 12/03/24 city council meeting. Thank you.

Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability

Dear Mayor Mohan, Cupertino City Council Members, City Manager Wu, Director Sander and Director Mosley,

I am writing to express my concerns regarding the proposed photovoltaic (PV) and EV charging systems at the Cupertino Sports Center (CSC), which is currently part of the Capital Improvement Program (CIP) Photovoltaic Systems Design and Installation Project. I respectfully request that CSC be removed from the list of selected sites for this project and that the entire PV/EV project be reconsidered.

There are significant concerns regarding the viability and benefit of the project, given the current and likely future federal funding situation. With the expected change in federal administration, the Inflation Reduction Act (IRA) program, which this project relies on for federal grant funding, may soon be terminated. Given that grants under this program are only disbursed upon project completion, the City would need to spend \$11 million before seeing any reimbursement, which creates a substantial financial risk. It is highly probable that by the time these funds could be approved, the federal program will no longer be available, leaving the City without the expected funding.

Additionally, the benefits of the Net Energy Metering (NEM) 2.0 program will only apply if all three selected sites are operational by April 2026. PG&E must approve permits for these sites before this deadline to secure the more favorable NEM 2.0 rates, which offer significantly greater savings than NEM 3.0. Given the complexity and risks involved in achieving this timeline, I urge the Council to seriously consider the financial implications of moving forward. If this deadline is missed, the reduced compensation under NEM 3.0 combined with the likely end of IRA funding would diminish the value of the project.

Furthermore, I urge the City to remove the Cupertino Sports Center from consideration as a PV/EV site for the following reasons:

1. **Limited Parking Availability:** The parking situation at CSC is already constrained, especially during peak hours, and the addition of EV charging stations could attract non-regular users, further exacerbating the parking problem for CSC members.
2. **Tennis Court Impact:** The proposed carports for the PV systems would need to include lighting for safety, but these lights would cause glare that would

negatively impact tennis players on the nearby courts. Despite suggestions to use screens, the height of the carports and short fencing on the west end would prevent full mitigation of this issue. This is unacceptable for the tennis-playing community.

3. **Tree Removal:** The proposed project would require the removal of trees in the designated PV area, which we strongly oppose. These trees are part of the natural beauty of CSC, and their removal would detract from the center's environment.

4. **Disruption to CSC usage:** Past public works maintenance at the CSC has resulted in closure of the facility due to liability reasons as stated by city staff. We CSC users want to see zero disruption and no closure of CSC for this project. We strongly oppose the PV/EV project at CSC and ask that the CSC site be kindly removed from consideration.

5. **SV Hopper parking at CSC:** Lastly, I understand that the staff report suggests converting the CSC parking back area into a designated parking lot for the Silicon Valley Hopper, utilizing the EV charging stations. As CSC members, we are strongly against this proposal. Parking is already scarce, and turning the lot into a hub for non-member vehicle parking would severely impact CSC users' access, especially during busy times.

Given these concerns, **I respectfully request that the Council NOT approve the PV and EV systems at Cupertino Sports Center** and consider rejecting the entire PV project. The financial risks, combined with the reduced benefit if the project timeline slips beyond April 2026, and the likelihood of federal grant funding disappearing, make this project imprudent. Please prioritize the needs of Cupertino residents and the long-term financial health of our city.

Thank you for your attention to this matter.

Sincerely,

Fumiko Iwamura

From: [Santosh Rao](#)
To: [City Council](#); [City Clerk](#); [Chad Mosley](#); [Susan Michael](#); [Cupertino City Manager's Office](#); [Kristina Alfaro](#)
Subject: Urgent Request to Defund Unfunded EV and Solar PV Projects
Date: Tuesday, April 1, 2025 11:45:24 AM

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Dear City Clerk,

Would you please include the below in written communications for the upcoming city council meeting.

[Writing on behalf of myself only, as a Cupertino resident]

Subject: Urgent Request to Defund Unfunded EV and Solar PV Projects

Dear Mayor Chao and Cupertino City Council Members,

I would like to bring your attention to the table of EV charging and solar PV panel CIP projects. **Unlike previous CIP sections in the appendix document, this table does NOT specify any grant funding coverage.**

There is NO grant funding any more for these. Public Works acknowledges further below in the appendix that in the current administration macro environment NO grant funding is available. I had clearly called this out to you at the time this item was approved previously that grant funding was not coming. I urge you to immediately defund these projects now. Please do NOT pay for even a day more of consultant costs on this project.

TABLE 16 - ACTIVE SUSTAINABILITY CIP PROJECTS

| # | Project name | Project Description | Year Initiated | Approved Funding | Project Total | Remaining Funds* |
|-----------------|--|---|----------------|--------------------|--------------------|--------------------|
| SU1 | EVCS expansion - Service Center | The construction of electric vehicle charging station (EVCS) infrastructure for the electrification of the City's fleet. Working with SVCE for technical assistance. <i>Estimated Completion: 2026</i> | FY24-25 | \$560,000 | \$560,000 | \$560,000 |
| SU2 | Photovoltaics Systems (PV) Design & Installation | This project will design-build PV systems at three locations: Quinlan Community Center, Cupertino Sports Center, and Community Hall. <i>Estimated Completion: 2026</i> | FY24-25 | \$6,300,000 | \$6,300,000 | \$6,296,600 |
| SU3Q | Silicon Valley Hopper EV parking | Provide electric vehicle charging stations (EVCS) for SV Hopper (formerly VIA) fleet. <i>Queued due to staffing resources.</i> | FY22-23 | \$350,000 | \$350,000 | \$321,000 |
| subtotal | | | | \$7,210,000 | \$7,210,000 | \$7,177,600 |

I strongly urge you to defund all of these projects, with the sole exception of the SVCE grant-funded Service Center EVCS expansion.

Please cancel the solar PV projects immediately. Please also cancel the Silicon Valley Hopper EV parking project.

Spending \$7 million on unfunded and prohibitively expensive solar PV installations for the benefit of only a small subset of Cupertino residents is fiscally irresponsible. The vast majority of Cupertino residents still rely on gasoline-powered vehicles. I urge you to act now to cancel and defund \$7.2 million in unnecessary expenditures on these projects.

Sincerely,

San Rao (Cupertino resident and voter)

From: [Vikas Shah](#)
To: [Chad Mosley](#); [Rachelle Sander](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.
Date: Tuesday, April 1, 2025 4:47:32 PM

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Dear City Clerk,

Please include the below in written communications for the upcoming city council meeting.

Mayor Liang Chao and Cupertino City Council

City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: Cupertino Sports Center Parking Is Limited—Cancel EV and Solar Panel Project at CSC. No Hopper fleet parking at CSC.

Dear Mayor Chao and Council Members,

I am writing to request the immediate cancellation of the solar panel and EV parking project at Cupertino Sports Center (CSC). The CSC parking lot is already heavily utilized, with members frequently struggling to find parking during peak hours. The introduction of a Hopper EV fleet and its drivers' personal vehicles would further strain an already limited resource, creating unnecessary congestion and inconvenience for existing users.

The Sports Center serves a large number of residents and Lifetime Fitness members, with many users depending on the already constrained parking lot. League matches bring in visiting teams, further increasing demand at specific times. There is no available space to dedicate parking to a Hopper fleet, nor should CSC members and guests have to compete with commercial vehicle storage for parking access.

Given these factors, I strongly urge the city to cancel this project at CSC at the earliest opportunity. Additionally, I request that the parking lot be restricted to Sports Center and Lifetime at CSC users, with exceptions only for visiting league teams during scheduled matches. Protecting parking access for legitimate users should remain the city's priority.

Thank you for your attention to this matter. I appreciate your commitment to ensuring city resources are used effectively and look forward to your prompt action to keep CSC parking accessible for those who need it.

Sincerely,

Vikas Shah

10396 Paradise Dr, Cupertino 95014

From: fiw325@comcast.net
To: [Chad Mosley](#); RaychellS@cupertino.org; [City Council](#); [City Clerk](#); [Pamela Wu](#)
Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability
Date: Tuesday, April 1, 2025 2:11:55 PM

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Dear City Clerk,

Please include the below in written communications for agenda item 12 (Photovoltaic Systems CIP) for the 12/03/24 city council meeting. Thank you.

Subject: Urgent Request to Exclude Cupertino Sports Center from PV/EV Project and Reassess Overall Viability

Dear Mayor Mohan, Cupertino City Council Members, City Manager Wu, Director Sander and Director Mosley,

I am writing to express my concerns regarding the proposed photovoltaic (PV) and EV charging systems at the Cupertino Sports Center (CSC), which is currently part of the Capital Improvement Program (CIP) Photovoltaic Systems Design and Installation Project. I respectfully request that CSC be removed from the list of selected sites for this project and that the entire PV/EV project be reconsidered.

There are significant concerns regarding the viability and benefit of the project, given the current and likely future federal funding situation. With the expected change in federal administration, the Inflation Reduction Act (IRA) program, which this project relies on for federal grant funding, may soon be terminated. Given that grants under this program are only disbursed upon project completion, the City would need to spend \$11 million before seeing any reimbursement, which creates a substantial financial risk. It is highly probable that by the time these funds could be approved, the federal program will no longer be available, leaving the City without the expected funding.

Additionally, the benefits of the Net Energy Metering (NEM) 2.0 program will only apply if all three selected sites are operational by April 2026. PG&E must approve permits for these sites before this deadline to secure the more favorable NEM 2.0 rates, which offer significantly greater savings than NEM 3.0. Given the complexity and risks involved in achieving this timeline, I urge the Council to seriously consider the financial implications of moving forward. If this deadline is missed, the reduced compensation under NEM 3.0 combined with the likely end of IRA funding would diminish the value of the project.

Furthermore, I urge the City to remove the Cupertino Sports Center from consideration as a PV/EV site for the following reasons:

1. **Limited Parking Availability:** The parking situation at CSC is already constrained, especially during peak hours, and the addition of EV charging stations could attract non-regular users, further exacerbating the parking problem for CSC members.
2. **Tennis Court Impact:** The proposed carports for the PV systems would need to include lighting for safety, but these lights would cause glare that would negatively impact tennis players on the nearby courts. Despite suggestions to

use screens, the height of the carports and short fencing on the west end would prevent full mitigation of this issue. This is unacceptable for the tennis-playing community.

3. **Tree Removal:** The proposed project would require the removal of trees in the designated PV area, which we strongly oppose. These trees are part of the natural beauty of CSC, and their removal would detract from the center's environment.

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5. **SV Hopper parking at CSC:** Lastly, I understand that the staff report suggests converting the CSC parking back area into a designated parking lot for the Silicon Valley Hopper, utilizing the EV charging stations. As CSC members, we are strongly against this proposal. Parking is already scarce, and turning the lot into a hub for non-member vehicle parking would severely impact CSC users' access, especially during busy times.

Given these concerns, **I respectfully request that the Council NOT approve the PV and EV systems at Cupertino Sports Center** and consider rejecting the entire PV project. The financial risks, combined with the reduced benefit if the project timeline slips beyond April 2026, and the likelihood of federal grant funding disappearing, make this project imprudent. Please prioritize the needs of Cupertino residents and the long-term financial health of our city.

Thank you for your attention to this matter.

Sincerely,

Fumiko Iwamura

From: [Ravi Kiran Singh Sapaharam](#)
To: [Chad Mosley](#); [City Council](#); [Pamela Wu](#); [City Clerk](#)
Subject: Concerns Over Unfunded EV and Solar Projects
Date: Tuesday, April 1, 2025 2:10:56 PM

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Dear City Clerk,

Please include this in written communications for the upcoming city council meeting.

- - -

Subject: Concerns Over Unfunded EV and Solar Projects

Dear Mayor Chao and Council Members,

I am concerned about the proposed EV charging and solar PV projects lacking grant funding. Spending \$7.2 million without external support is fiscally irresponsible. I urge you to defund these projects, except the SVCE grant-funded Service Center EVCS expansion, to ensure responsible budgeting.

Sincerely,
Ravi Kiran Singh
Resident of Cupertino

Sources

- [1] Cupertino invests in solar panels for greener government buildings ... <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flocalnewsmatters.org%2f2025%2f02%2f16%2fcupertino-invests-in-solar-panels-for-greener-government-buildings-amid-funding-concerns%2f&c=E,1,FlE8KL9g8f4u2Bxpxjy61anJeMRDlwLPY5g9InZxIxOzLAPywfXYirYLPVhH9HhnTgr6dsPHyD690gsJ8X14EJah5vq9UQkdBv-fbg-ZhxxR&typo=1>
- [2] [PDF] CC 02-19-2025 - CITY OF CUPERTINO - Calendar https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcupertino.legistar.com%2fview.ashx%3fM%3dE2%26ID%3d1266553%26GUID%3d35029DA8-C9D3-42C9-893B-AA025CD62A30%26G%3d74359C04-A5F0-4CB2-A97A-0032996BB90E&c=E,1,gIH3fCR3q_xz75LJ_KyGk3e4jp59TnJSHzOrzKosXVifZptEYdFouhOGO_X4hs9EtNnix4q5-L2J7NoCl2y3xOqgZDijRYGIskw1auDiARIBKQ,&typo=1
- [3] Cupertino Union School District Announces Solar and EV Charging ... https://linkprotect.cudasvc.com/url?a=https%3a%2f%2felectrifynews.com%2fnews%2fev-chargers%2fcupertino-union-school-district-announces-solar-and-ev-charging-with-engie%2f&c=E,1,YUbgc_qrLRtOQPJg66P5fWdFwJHwhkoD9pOWf4OMY9S20Z8NshyZYsPhCL14UU4mUhxtAj3KSTNkhZw26HGZCtDTU9PH-kp39oQbF_F6q9rqfjQ_8P1M8D6&typo=1
- [4] Express your opinion - Cupertino Matters https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcupertinomatters.org%2fexpress-your-opinion%2f&c=E,1,M6-IsJahaaEZmnJKVLOruqm2MaFwjzFHpiPtUx3NRkARXmSrcMUtS1IBvdGVv0FDWl_6BMxlvk3mIK5uhQNTxOcup2IP0iEg_aGLFiporDA5hoLsBCon5T-&typo=1
- [5] Cupertino Union School District Announces Solar and EV Charging ... https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.engie-na.com%2fcupertino-union-school-district%2f&c=E,1,PxCfOqoARJYDOlxECq6zOPLkPhX-sCWY1_Qj34cWT7P9Tp6YErWRo3dVGuw-6_zq3UJQqfU0AxWvxDKWIW1EC_BeeHiH4v_kd93HS5hykiJDbo,&typo=1
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- [7] Cupertino Union School District Announces Solar and EV https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.globenewswire.com%2fnews-release%2f2024%2f02%2f07%2f2825362%2f0%2fen%2fcupertino-union-school-district-announces-solar-and-ev-charging-stations-districtwide-in-collaboration-with-engie.html&c=E,1,qPspFxmNSjfdOb1WqPSeuhvX_VFmfsh_QqQtW1aYUfCZbgXO_-WTTIP1oQS5zj5BcOiuXULM_sYMPmp3f5eEyMyzYbPpw4raC1dChemxdQ,&typo=1
- [8] Liang-Fang "Liang" Chao - City of Cupertino https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cupertino.gov%2fYour-City%2fCity-Council%2fMayor-Liang-Fang-Liang-Chao&c=E,1,m8MI3c_FmWhUmru4mZiyYPUKH5azm1zhih4CU_HPycfPvwHgD9KX7j4jelq3EilqOuAemDAZ7QIFTie4a0y4ELAD_4LVdqxhqrod4GZUxxHkUf9cghfJQ,&typo=1