

PC 9-9-2025

Oral  
Communications

Written  
Communications

## Lindsay Nelson

---

**From:** manju Inu <manju.lnu@gmail.com>  
**Sent:** Saturday, September 6, 2025 6:48 PM  
**To:** Tina Kapoor; City Council; City of Cupertino Planning Commission; City Clerk; Luke Connolly  
**Subject:** Urgent Concern: Mary Avenue villas project

**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 Manager, Cupertino City Council, and City Planning Staff,

I am a long time Cupertino resident and writing to express my grave concern regarding the Mary Ave villas project.

1. This project introduces a very high density housing project at a location that is already crowded by the newly built large Arroyo (which do not have adequate parking itself) and Apartments and Townhomes. It is appalling that a very thin strip of land along highway sound wall is approved as an R4 zone to build a lot of housing units for people with disabilities. This section of Mary Avenue cannot handle the busy hour traffic and any emergency vehicles if additional buildings were to be built on the Street narrowing the street. The project will make the Mary Avenue which is used by a lot of bikers, park visitors and young children very narrow and crowded and prone to traffic accidents. This is a very **unsuitable location** for this big project.

2. The environmental study of the site shows **hazardous lead waste** which clearly means it is not a choice for building any residential construction. A third-party peer review memo (May 16, 2025) directly contradicts the developer's claim at the July 15, 2025 Study Session that a "one-time excavation and capping" is sufficient, recommending extensive county-level regulatory oversight and long-term modifications to comply with City Municipal Code Section 17.04.050(B). Then why is the project being pursued here?

3. The proposed project is very next to the highway sound wall (less than 10 feet from the wall) and without even **enough space for handling the caregivers and emergency vehicles**, this project will not provide quiet enjoyment for the future residents with Intellectual and Developmental disabilities.

4. The project removes approximately **100 street parking spaces** on Mary Avenue that are frequently used by Memorial park visitors and the nearby communities. Note that the nearby **De Anza college has started charging a fee** for parking (that means there is no free parking available for park events) and the visitors are going to try to **park in Private properties** in the nearby area!

5. **City has not done enough study sessions** to learn the impact of the proposed construction on the garden gate area residents.

Given these critical concerns, I urge the City Manager, City Council members and Planning Staff to reject the current Mary Ave Villas project application .

I appreciate your attention to this matter and look forward to your response.

Sincerely,  
Manju Gopal

## Lindsay Nelson

---

**From:** Anagha Venkatesh <anagha.lnu@gmail.com>  
**Sent:** Saturday, September 6, 2025 6:53 PM  
**To:** Tina Kapoor; City Council; City of Cupertino Planning Commission; City Clerk; Luke Connolly  
**Subject:** Mary Avenue villas project at unsuitable location

**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 Manager, Cupertino City Council, and City Planning Staff,

I am writing to express my grave concern regarding the Mary Ave villas project. **I am a student who uses Mary Avenue everyday on my way to/from school.**

1. This project introduces a very high density housing project at a location that is already crowded by the newly built large Arroyo (which do not have adequate parking itself) and Apartments and Townhomes. It is appalling that a very thin strip of land along highway sound wall is approved as an R4 zone to build a lot of housing units for people with disabilities. This section of Mary Avenue cannot handle the busy hour traffic and any emergency vehicles if additional buildings were to be built on the Street narrowing the street. The project will make the Mary Avenue which is used by a lot of bikers, park visitors and young children very narrow and crowded and prone to traffic accidents. This is a very **unsuitable location** for this big project.

2. The environmental study of the site shows **hazardous lead waste** which clearly means it is not a choice for building any residential construction. A third-party peer review memo (May 16, 2025) directly contradicts the developer's claim at the July 15, 2025 Study Session that a "one-time excavation and capping" is sufficient, recommending extensive county-level regulatory oversight and long-term modifications to comply with City Municipal Code Section 17.04.050(B). Then why is the project being pursued here?

3. The proposed project is very next to the highway sound wall (less than 10 feet from the wall) and without even **enough space for handling the caregivers and emergency vehicles**, this project will not provide quiet enjoyment for the future residents with Intellectual and Developmental disabilities.

4. The project removes approximately **100 street parking spaces** on Mary Avenue that are frequently used by Memorial park visitors and the nearby communities. Note that the nearby **De Anza college has started charging a fee** for parking (that means there is no free parking available for park events) and the visitors are going to try to **park in Private properties** in the nearby area!

5. **City has not done enough study sessions** to learn the impact of the proposed construction on the garden gate area residents.

Given these critical concerns, I urge the City Manager, City Council members and Planning Staff to reject the current Mary Ave Villas project application .

I appreciate your attention to this matter and look forward to your response.

Sincerely,  
Anagha V

## Lindsay Nelson

---

**From:** Anirudh <anirudh.venkatesh108@gmail.com>  
**Sent:** Saturday, September 6, 2025 6:56 PM  
**To:** Tina Kapoor; City Council; City of Cupertino Planning Commission; City Clerk; Luke Connolly  
**Subject:** Please reject Mary Avenue villas project at unsuitable location

**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 Manager, Cupertino City Council, and City Planning Staff,

I am writing to express my grave concern regarding the Mary Ave villas project. **I am a student who uses Mary Avenue everyday on my way to/from school.**

1. This project introduces a very high density housing project at a location that is already crowded by the newly built large Arroyo (which do not have adequate parking itself) and Apartments and Townhomes. It is appalling that a very thin strip of land along highway sound wall is approved as an R4 zone to build a lot of housing units for people with disabilities. This section of Mary Avenue cannot handle the busy hour traffic and any emergency vehicles if additional buildings were to be built on the Street narrowing the street. The project will make the Mary Avenue which is used by a lot of bikers, park visitors and young children very narrow and crowded and prone to traffic accidents. This is a very **unsuitable location** for this big project.

2. The environmental study of the site shows **hazardous lead waste** which clearly means it is not a choice for building any residential construction. A third-party peer review memo (May 16, 2025) directly contradicts the developer's claim at the July 15, 2025 Study Session that a "one-time excavation and capping" is sufficient, recommending extensive county-level regulatory oversight and long-term modifications to comply with City Municipal Code Section 17.04.050(B). Then why is the project being pursued here?

3. The proposed project is very next to the highway sound wall (less than 10 feet from the wall) and without even **enough space for handling the caregivers and emergency vehicles**, this project will not provide quiet enjoyment for the future residents with Intellectual and Developmental disabilities.

4. The project removes approximately **100 street parking spaces** on Mary Avenue that are frequently used by Memorial park visitors and the nearby communities. Note that the nearby **De Anza college has started charging a fee** for parking (that means there is no free parking available for park events) and the visitors are going to try to **park in Private properties** in the nearby area!

5. **City has not done enough study sessions** to learn the impact of the proposed construction on the garden gate area residents.

Given these critical concerns, I urge the City Manager, City Council members and Planning Staff to reject the current Mary Ave Villas project application .

I appreciate your attention to this matter and look forward to your response.

Sincerely,  
Ani V

## Lindsay Nelson

---

**From:** Mahesh Gurikar <mgurikar@yahoo.com>  
**Sent:** Tuesday, September 9, 2025 8:21 AM  
**To:** City of Cupertino Planning Commission  
**Subject:** Fwd: Mary Avenue Villas

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.

Resend to Planning Commission with corrected email id.

>  
> Dear City Council Members,  
>  
> We are long time residents of Garden Gate neighborhood.  
>  
> Several years ago there was a proposal to build an off ramp from I-280 to Mary Avenue.  
> The community came together and opposed this proposal as it would have had negative effect on the quality of life in this neighborhood. The city council decided against the off ramp and eventually approved building the Bicycle/Pedestrian bridge across I-280 connecting north and south sides of Mary Avenue.  
>  
> Now you are considering a proposal to build new residential units on the narrow strip of city owned land on west side of Mary Avenue by reducing the parking and making other changes to Mary Avenue. This will also have a negative effect on the quality of life of people living in this neighborhood.  
>  
> Due to several events held in the Memorial Park throughout the year, we get lot of both Cupertino residents as well as residents from neighboring towns. Parking is already tight on those days. Any further reduction of parking will make the situation worse.  
>  
> Please do not approve building any new residential units. There is considerable opposition to this.  
>  
> Thank you,  
>  
> Your truly,  
> Mahesh Gurikar  
> Shrividya Gurikar



**From:** [Pam Hershey](#)  
**To:** [City of Cupertino Planning Commission](#)  
**Subject:** Mayor Chat 9/8  
**Date:** Tuesday, September 9, 2025 4:29:40 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,  
Council Members Fruen Wang, and  
Mohan  
City Clerk, City Manager;

My husband and I attended another one of Mayor Chao's monthly chats this evening. Unfortunately, the meeting was very different than other chats as I have never seen a group of residents be so rude to the mayor. I had to walk out of the room as I could not listen to their attacks any longer. Residents of all ages spoke over her, argued with her, and questioned her actions with very aggressive voices. These actions are unacceptable to me and should never

take place in any setting.

The chats are meant for open conversations with the mayor and maybe we don't always agree but there is absolutely no reason to treat our mayor with so much disrespect. The majority of residents voted her in and the other residents should acknowledge her position. One of the attendees of the attacking team was, Seema Lindskog, who is a planning commissioner. I was appalled at how she spoke to her colleague. In my opinion, she should be reprimanded for her disrespect to our mayor, city clerk and city manager who was in attendance. She called across the room to me and said she needed to speak even though I had

my hand up but never spoke. Even though she spoke at least five times with a very harsh demeanor. I guess my questionr, opinion or opinion doesn't matter to her. This group took up more than forty-five minutes out of one hour on the same issue. While they continued to argue with the mayor I went and pick up my ice cream and left. It was 6:10pm and the attack was still going on.

Therefore, my husband and I will not be attending anymore of the mayors chats.

Regards,  
Pam and Bill Hershey