



**DRAFT MINUTES**  
**CUPERTINO PLANNING COMMISSION**  
Tuesday, July 22, 2025

At 6:45 p.m. Chair Santosh Rao called the Regular Planning Commission meeting to order and led the Pledge of Allegiance in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference.

**ROLL CALL**

Present: Chair Santosh Rao, Vice Chair Tracy Kosolcharoen, and Commissioners David Fung, Steven Scharf and Seema Lindskog (participated remotely). Absent: None.

**APPROVAL OF MINUTES**

1. Subject: Approval of the July 8, 2025 Planning Commission Minutes  
Recommended Action: Approve the July 8, 2025 Planning Commission Minutes

MOTION: Kosolcharoen moved and Scharf seconded to approve the July 8, 2025 Planning Commission Minutes. The motion passed with the following vote: Ayes: Rao, Kosolcharoen, Scharf, Lindskog. Noes: None. Abstain: Fung. Absent: None.

**POSTPONEMENTS** – None

**ORAL COMMUNICATIONS**

Vic Menor spoke about Tessellations School, expressing concerns about the conditional use permit, which would expand the school's enrollment cap and add three grades to the high school.

Pinaki Mukerji gave background on the conditional use permit granted to Tessellations School and how it related to parking.

Bindeeya Desai discussed traffic concerns related to the conditional use permit for Tessellations School. She asked the school to work with neighbors and the city to fix current traffic problems and to limit enrollment to 300 students.

Ravi Kumar raised concerns related to Tessellations School, including traffic jams, blocked access, speeding and reckless driving, and safety risks for children. He highlighted how these issues affect the livability and safety of the neighborhood.

Bonny Libby discussed parking issues created by Tessellations School, including parents parking in the neighborhood instead of using the drop-off line, which creates pedestrian hazards, an inadequate number of traffic directors, and the need to limit event parking with City monitoring for compliance.

Meera Natesan spoke about Tessellations School's expansion plans for a high school. She asked the school to stick to the plans outlined in the original conditional use permit to prevent traffic problems and to avoid high school students driving to school and parking on neighborhood streets.

Carl Fong recommended that Tessellations School adopt parking and traffic measures used by other schools, including no-standing zones, street parking bans, and strict enforcement. He proposed capping enrollment at 300, returning to a K-8 model, and making monitoring and enforcement part of the conditional use permit.

Jennifer Griffin discussed SB79 upzoning issues, concerns that Stevens Creek Blvd was one of the places which would be affected, and worries about how this would impact her home. She also expressed concerns about the federal government, the governor, and legislators.

Commissioners made comments and asked staff questions, which staff responded to.

## STUDY SESSION

### 2. Subject: Study Session: Sample Objective Design Standards

Recommended Action: That the Planning Commission provide feedback and recommendations regarding a sample group of objective design standards (see Attachment 1) for new multifamily and residential mixed-use development.

Planning Manager Ghosh introduced Greg Goodfellow, Senior Associate II at PlaceWorks, who gave a presentation.

Commissioners asked questions which staff and the presenter responded to.

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

- Jennifer Griffin
- Lisa Warren
- Sridhar
- Peggy Griffin

Chair Rao closed the public comment period.

Commissioners provided the following feedback and recommendations:

- Reviewing Objective Design Standards (ODS) from other cities, like Palo Alto, to guide Cupertino's approach, focusing on simplicity, clarity, and alignment with existing plans such as the Heart of the City Plan.
- Leveraging PlaceWorks' expertise, presenting the ODS in public-friendly formats like checklists, and conducting outreach to both the community and applicants for meaningful feedback.
- Simplifying technical language, improving consistency with the Municipal Code, and balancing practical design requirements with guiding narrative in the final draft.

#### **PUBLIC HEARINGS – None**

#### **NEW BUSINESS –**

3. Subject: Selection of Economic Development Committee Representative  
Recommended Action: Select a representative to the Economic Development Committee for appointment by City Council.

Planning Manager Ghosh gave a staff report.

Commissioners asked questions which staff responded to.

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

- Jennifer Griffin

Chair Rao closed the public comment period.

MOTION: Kosolcharoen moved to nominate Chair Rao as the Economic Development Committee Representative. Chair Rao declined the nomination. The Commission did not vote on this motion.

MOTION: Scharf moved and Rao seconded to select Vice Chair Kosolcharoen as the Economic Development Committee Representative. The motion passed with the following vote: Ayes: Rao, Kosolcharoen, Scharf, Fung, Lindskog. Noes: None. Abstain: None. Absent: None.

#### **STAFF AND COMMISSION REPORTS –**

Planning Manager Ghosh discussed a new project application received on Bandley Dr. and stated that the major project's website was updated.

**FUTURE AGENDA SETTING** – None

**ADJOURNMENT**

At 9:07 p.m. Chair Rao adjourned the Regular Planning Commission Meeting.

Minutes prepared by:

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Lindsay Nelson, Administrative Assistant