

**Cyrah Caburian**

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**From:** Scott, April <april\_scott@fuhisd.org>  
**Sent:** Tuesday, June 18, 2019 5:08 PM  
**To:** City Council  
**Cc:** Sandy James; Reed Moulds  
**Subject:** What does Cupertino represent?

Good evening!

I am in utter shock at reading about your recent efforts to block the Vallco project. Shock and great disappointment and dissatisfaction in your so called leadership and vision.

I have lived in this city for 35 years and for 34 of those years, Cupertino was a well-respected, vital, welcoming and progressive community. It was a city with a name of pride. I wrote to you in the fall, relaying a story from my summer trip to Italy. Every Italian we met asked us the same 3 questions.....Are you American? What state are you from? When they heard California, they immediately asked, Do you know Cupertino? (All their iphones are pre-programmed with Cupertino California weather). They imagined Cupertino as a mecca..... a place of pride, innovation, creativity, and a welcoming attitude. I was almost embarrassed to admit I was from Cupertino.....because of the ugliness of your actions and attitudes leading to the election, and sadly, continuing after the election.

It would seem to me that you, as City Council members, would be wanting to preserve and promote the historic reputation of Cupertino. But, your actions and deceit are doing nothing but destroy what once was a desirable place.

PLEASE PLEASE PLEASE stop this ridiculous expense of energy and funds in trying to stop Vallco. Sand Hill Properties has been nothing but proactive and collaborative (even though you are trying your best to discourage that positivity!). The proposed Vallco project will bring the much need revitalization to our community. It will provide thoughtful, meaningful and community-focused use of space, including much needed housing and office space, while also bringing a new spirit to the community with shopping, restaurants, meeting space, etc.

I am hoping you will reconsider your negative energies and efforts and refocus them to the positive. Let's restore Cupertino to the lovely, welcoming, supportive, kind community it once was! DO NOT have Cupertino known for being negative, restrictive, unwelcoming, and discriminatory.

A long-time Cupertino resident (who also worked in the high school district for over 30 years!)  
April Scott

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## Cyrah Caburian

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**From:** Eleanor Chan <eleanorchan6@yahoo.com>  
**Sent:** Tuesday, June 18, 2019 5:13 PM  
**To:** City Council; Cupertino City Manager's Office; City Attorney's Office; City Clerk  
**Subject:** Tonight's agenda item #1

With the announcement of the closure of Flint Center, I would implore you to work with Sand Hill to add a theater/community events hall to the Vallco plan. Don't be short-sighted to just include retail to the plan. You're strangling the fun out of Cupertino.

Eleanor Chan

Sent from my iPhone

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From: eleanorchan6@yahoo.com

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## Cyrah Caburian

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**From:** Joan Trampenau <trampenau2000@comcast.net>  
**Sent:** Tuesday, June 18, 2019 5:20 PM  
**To:** Steven Scharf; Liang Chao; Rod Sinks; Darcy Paul; Jon Robert Willey; Cupertino City Manager's Office; City Clerk; City Council  
**Subject:** Agenda Item #1: Study Session regarding Vallco Shopping Center District Special Area Initial General Plan Amendment.

To Mayor Scharf and the City Council:

I am a long-time resident of Cupertino - over 45 years - and live within about 500 feet of Vallco.

I have observed with growing disappointment the way in which the current City Council has attempted to shut down development of a new, improved Vallco. In fact, I am disgusted by the way in which you are wasting the resources, both financial and city employee time and effort, of the city. I believe that many of your attempts will be proved to be illegal, and the tax-paying residents of the city will end up paying for your foolishness.

As someone who will be closely impacted by both the demolition and construction activities in rebuilding Vallco, **I heartily support Sand Hill Properties** and their attempt to build a useful, attractive project.

Joan Trampenau  
10141 Colby Ave.  
Cupertino, CA 95014  
[trampenau2000@comcast.net](mailto:trampenau2000@comcast.net)

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## Cyrah Caburian

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**From:** Liana Crabtree <lianacrabtree@yahoo.com>  
**Sent:** Tuesday, June 18, 2019 5:29 PM  
**To:** Steven Scharf; Liang Chao; Darcy Paul; Rod Sinks; Jon Robert Willey  
**Cc:** City Clerk  
**Subject:** Agenda Item 1, 6/18/2019, Study Session regarding Vallco Shopping District Special Area Initial General Plan Amendments

Honorable Mayor Scharf, Vice Mayor Chao, Council Members Paul, Sinks, and Willey:

I regret I am not able to attend this evening's study session to consider General Plan amendments affecting the Vallco Shopping District site, but I appreciate Council's willingness to address weaknesses in the General Plan (and zoning) that leave the City vulnerable to projects that have insufficient support with regards to adequate housing, school resources, and infrastructure.

From review of the Staff Report for Agenda Item 1, I support Option 2, "Remove the Office land use and associated allocation at Vallco, set a height limit, and amend the portion of the site to which the Residential land use designation is associated with to retain or increase the Residential allocation at the site."

If during the course of this evening's discussion, Council determines that Option 1 is a better fit for Cupertino, then I support Option 1. I do not support Option 3, "Take no action."

Thank you for your service on behalf of our shared community.

Sincerely,

Liana Crabtree  
Cupertino resident  
representing myself only

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## Cyrah Caburian

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**From:** John Geis <jgeis4401@gmail.com>  
**Sent:** Tuesday, June 18, 2019 5:34 PM  
**To:** City Council; City Clerk; Cupertino City Manager's Office  
**Subject:** City Council meeting 6/18/19, Agenda Item 1

Hello Council Members,

For Agenda Item 1 - Please choose **Option 3 - Take no action.**

There is no reason to change anything. Any change will open the city to more lawsuits and unreasonable limit development which will hurt the city.

Thank you,  
John Geis  
Cupertino Resident

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## Cyrah Caburian

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**From:** GEOFFREY PAULSEN <geoffpaulsen@yahoo.com>  
**Sent:** Tuesday, June 18, 2019 4:49 PM  
**To:** City Council; City of Cupertino Planning Commission; Benjamin Fu; Cupertino City Manager's Office; City Clerk  
**Cc:** Jean Bedord; Reed Moulds; Sandy James; Gary E. Jones; Richard Lowenthal; Anjali Kausar; Rick Kitson  
**Subject:** Vallco - tonight's hearing.

Hello, honorable and dedicated public servants.

Please consider the law.

Cupertino is financially squeezed by tax laws that have eroded, over the last 50 years, tax revenues at the federal and state levels.

We may not like these laws, and we can't control how they impact the composition and financial viability of local developments. But they are the law.

SB35 is also the law.

Rather than try to fight SB35 - an expensive proposition - let's work together within the constraints of the law to focus on areas that we can control. Let's work with the members of our great community as well as with developers on issues such as design, livability, and financial viability.

Let's move forward.

Regards, Geoff

Geoffrey Paulsen  
Former Chair, Cupertino Planning Commission  
Board member, Canopy.org

408/480-7509 cell

## Cyrah Caburian

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**From:** Govind Tatachari <gtc2k7@gmail.com>  
**Sent:** Tuesday, June 18, 2019 5:38 PM  
**To:** City Council; Cupertino City Manager's Office; City Clerk; City Attorney's Office  
**Subject:** Agenda item 19-5580: Request for allocation and GPA changes

Dear Mayor Scharf, Vice-Mayor Chao, Council member Sinks, Council member Paul and Council member Willey.

It is heartening to find out about the agenda item 19-5580 (Subject: Study Session regarding Vallco Shopping District Special Area Initial General Plan Amendments. Application No(s):CP-2019-02; Apploicant(s): City of Cupertino; Location: Vallco Shopping District Area) related to General plan amendment and the Vallco site specific entitlements (allocations - made right around 2014 elections and more recent proposals before 2018 elections which were subject of successful referendum petitions). Thank you for tabling this as part of the study session.

For last two decades, Cupertino has always had a very high jobs/housing ratio amongst its neighbors and in the county. There is NO rationale to increase this ratio per se and much less reason to allocate an obscene level of office space to one specific project site within Cupertino.

In view of this, please consider the following changes to Table 1 - Current Vallco Development Allocation in the staff report for agenda item 19-5580.

1. Remove the Office allocation completely i.e office (s.f) allocation and buildout be set to 0 (Zero).
2. Set the Residential allocation to comply with the RHNA allocation for this site (339 units or so).
3. Reset the GPA limits for the Vallco site to its pre-2014 level (set maximum height limit, setback and building plane ratios as per pre-2014 GP level i.e. as per GPA 2005-2020)

Enclosed is my earlier communication dated Nov 21, 2017 to the City council (one year before the recent elections) on this subject for your reference.

Please include this as part of the public record for this agenda item.

Thanking you,

Govind Tatachari  
Cupertino Resident

----- Forwarded message -----

**From:** Govind Tatachari <gtc2k7@gmail.com>  
**Date:** Tue, Nov 21, 2017 at 5:33 PM  
**Subject:** Request for immediate action before new state legislations take effect  
**To:** citycouncil <citycouncil@cupertino.org>, City Attorney's Office <CityAttorney@cupertino.org>, cityclerk <cityclerk@cupertino.org>

Dear Cupertino City Council:

A spate of new land-use and housing legislation will take effect on 1/1/2018.

Even before it was enacted, many associations including the League of California Cities, the American Planning Association, California Chapter, the California State Association of Counties and so on, opposed some of the new legislation.

At the City Council's Aug. 28 meeting, Palo Alto Mayor Greg Scharff framed the SB 35 legislation as an attack on local control and argued that it could worsen the city's parking problems.

League of California Cities found that some of the new regulations will create new technical requirements, force land zoning, reduce mitigation fees to overcome impact, reduce zoning consistency, increase evaluation burdens, make local governments more vulnerable via court directed awards and fines, force approvals, etc.

What does it mean for the City of Cupertino?

Since 2014 many concerned Cupertino residents have publicly expressed strong concerns about Cupertino's long-term land-use plan and allocation process.

In Dec 2014, by yielding to the developers demands for obscenely high allocations and very high density large-scale mixed-use development with "no" height limit at the Vallco Shopping District site (Vallco), the newly elected Cupertino City council made itself very vulnerable in terms of its ability to control intensity of development at that site and all across Cupertino.

A majority of Cupertino residents and even residents in adjoining cities felt that Cupertino city council had totally overlooked the cumulative impact of this very high density gargantuan mixed-use development next to a large office complex (AC2), other dense residential developments and the new town center, all concentrated in a small region. The above scenario will have irrecoverable adverse impact on the local environment and infrastructure.

The new legislation rightly favors affordable housing development. However it also loosen the ability of Cupertino city council to reign in the intensity of high density development.

Thus it is imperative that Cupertino City council quickly reevaluate some of its land-use and unbalanced allocation decisions. Please take corrective actions to remove unnecessary entitlements immediately (before 12/31/2017) for the Vallco site i.e.

- 1) remove the 2 million square feet of office allocation,
- 2) ensure the General plan is carefully amended to reinstate language
  - to restore the maximum density, setback, building height and plane specifications to what they were at the time the current owner purchased the Vallco property,
  - that retail/dining/entertainment/recreation space allocation at Vallco is at least same as before 2014, and
  - that open space at Vallco is flat and at ground level and there are no elevated rooftop or canopy parks.
3. That Vallco stays as a regional shopping/dining/entertainment/recreation destination.

Please take action to make the above changes and ensure that the developer cannot exploit vulnerabilities in the General plan and the new legislation to force Cupertino city into a corner and enhance its profits at the expense of the needs of the Cupertino community.

Now is the time to act before the new legislation kicks in. Please retain local control over intensity of development at Vallco site and all over Cupertino.

Thank you for your consideration. Please include this letter as part of the public record.

Sincerely,

Govind Tatachari  
Cupertino resident

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## Cyrah Caburian

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**From:** David Fredrickson <dmfredrickson@gmail.com>  
**Sent:** Tuesday, June 18, 2019 10:29 PM  
**To:** Steven Scharf  
**Subject:** Vallco Project

As a resident of Cupertino since 1964, I've seen the Vallco property go thru a number of changes. I rode my bike down to Sears and watched the construction crews pour the foundations and connect them to the back end of the Sears building. After school I would walk thru the Mall and visit McDonalds, the record stores, the bookstores, and the video game section in Sears. As I got older I watched as the lower level of Vallco grew emptier, and finally was closed off to the public. I went to the movies at the AMC, all the while hoping that more stores would magically open in the near-empty building. And now I've sat for years, waiting for our City Council to come to some semblance of reason and put this behemoth to its well-deserved rest, and finally restore Cupertino to the vibrant city it used to be.

I support the current Vallco Project that already has a green light to finally put life back into the Wolfe Road area. I have faith in the builder and faith in their vision. But now I've heard that the council is considering changing the rules so as to stymie the progress of the project. This is not what I intended when I voted for you for this City Council position! This project may not be perfect, it may not be the utmost efficiency of use for for the land in terms of housing or business. But its a GREAT START! This is the project I've been hoping to witness. The rebirth of my childhood hang-out! I beg you to please let this project go thru and let Cupertino shine again! Don't hold up the construction! Don't change the rules! Don't demean us and our city again by throwing unnecessary wrenches into the works!

This is my city. I need to see it wake up and meet the challenge.

Let Vallco finally rise again! We need this!

--

- Dave Fredrickson -

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From: [dmfredrickson@gmail.com](mailto:dmfredrickson@gmail.com)

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## Cyrah Caburian

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**From:** greglschaffer@yahoo.com  
**Sent:** Wednesday, June 19, 2019 4:39 PM  
**To:** City Council  
**Subject:** The June 18, 2019 Special Meeting Study Session at 5:30pm

Hello,

I was at the Special Meeting Study Session last night and was one of the speakers. I only found out about it yesterday after noticing I had received an email from Reed Moulds to his supporters. The letter talks about the use of SB 35 to bypass the city council. Sandhill intends to build whatever it was that the previous City staff approved.

The letter then went on to talk about "Better Cupertino" and their lawsuit that seeks to "void the City's 2018 approval and terminate the project." Reed goes on to say that "Better Cupertino" stacked City Council...!

Okay, now for a bit of history. In November 2016 Sandhill's Measure D was defeated by THE VOTERS OF CUPERTINO. In November of 2018 three Council Members were elected. Two of them were from Better Cupertino. (Stacking City Council) All three candidates backed by Sandhill were DEFEATED BY THE VOTERS OF CUPERTINO. Unless I am missing something here, Cupertino voters have voted Sandhill's projects down twice in a row.

Reed's letter goes on to urge his followers to attend the special meeting and voice their opposition to the new Council's actions.

I am an independent voter. I am not opposed to redeveloping Vallco. But I don't want to be told by Sandhill why their plan is good for Cupertino citizens. I have found fault with every proposal that Sandhill has made. If Sandhill is so intent on adding housing, why not make ALL of Vallco housing? I know, that means the profitable Office buildings would have to go. Well, as I tried to point out last night, office buildings are on their way out. If Sandhill continued with their existing design, in about 20 years the office buildings will be about half vacant. Vallco, like the original mall, would once again become a semi ghost town. But Sandhill would have their money and Cupertino would be stuck with the project.

About a month ago I proposed to the Planning Commission a couple changes that would prevent unscrupulous companies from taking over Cupertino: require a detailed business plan and, if approved, purchase a completion bond before starting work on the project. I know that Sandhill will never agree to either of these, but a reputable company would.

Say, is there a way to keep NON-Cupertino residents from speaking at our City meetings. I resent outsiders telling us what they think we should do.

Sincerely,  
Greg Schaffer

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From: [greglschaffer@yahoo.com](mailto:greglschaffer@yahoo.com)

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## Cyrah Caburian

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**From:** Raymond Chiu <chiuraymond@yahoo.com>  
**Sent:** Wednesday, June 19, 2019 8:00 PM  
**To:** Steven Scharf; Liang Chao; Darcy Paul; Jon Robert Willey; Rod Sinks  
**Cc:** City Clerk  
**Subject:** Cupertino redevelopment vision

Dear City Councillors:

I am very concerned with the present Vallco redevelopment focusing on housing solely because of SB35 because its other plans did not meet resident hopes and desires. Yes, the City has to contribute its share of housing in the whole Bay area but all cities in the Bay area have ignored the fundamental linked issues of housing and viable public transportation systems. It is senseless to increase housing density only to push more people and cars onto crowded highways. Anytime housing is discussed, public transportation must also be reviewed. Bay area city and county governments have ignored the latter because it goes beyond their capacity and mandate. Furthermore there is no leadership, coordination or cooperation between cities and counties (which are like fiefdoms) and ABAG has done little on this pressing issue.

As a resident of Cupertino, I would like developments that make business sense (both for the investors and also the City government and its residents) and balanced by housing objectives and a social vision shared by residents.

I am for balanced mixed developments in Cupertino that comprise following:

1. Retail and hotels that are less impactful on transportation and contribute more income to the City than housing or offices ;
2. Mixed income housing consistent with housing objectives of the State and Bay area;
3. A purposeful plan for office developments that would reduce transportation impacts;
4. Development plans that are architecturally and environmentally graceful and pleasant; a source of enjoyment and pride for residents;
5. Building height limits that should not exceed 10 stories so residents and building occupiers can enjoy the wonderful views of the valley;
6. Adequate parks and recreational facilities to promote quality of life.

Sincerely,

Raymond Chiu

## Cyrah Caburian

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**From:** Long Ching Yeh <longchingyeh@yahoo.com>  
**Sent:** Wednesday, June 19, 2019 7:59 PM  
**To:** Steven Scharf; Liang Chao; Rod Sinks; Darcy Paul; Jon Robert Willey  
**Cc:** City Clerk  
**Subject:** Vallco

- Do you want housing? How much housing? What types of units?
- **800 units apartments**
- Do you want affordable (below market rate and/or other) housing? What % should it be?
- **40% affordable housing**
- Do you want a mix of rental and for-sale housing? What % of each?
- **60% for sale, 40% for rental**
- Do you want retail? If so, what kind of retail would you like to see? What retail do you consider most needed in our community?
- **yes, movie theater, walmart or target type retail stores**
- Do you want on-site, ground level, flat, contiguous parkland?
- **100% yes**
- How much parking should be provided? Should it be enough to accommodate residents of and visitors to the development, or curtailed according the new idea out there that "if you don't build parking, people won't drive?"
- **1000 parking space both for residents and visitors**
- Do you want office? If so, what type of office? (ex: corporate/Class A, small medical type, service office spaces? How much? Why?
- **medical and/or service offices are needed, because you can not buy medical service through amazon**
- What height limits (how many stories) and setbacks (how far from the curb) do you think are appropriate?
- **6 stories is a maximum , 120 feet setbacks**