

CC 2/2/19

**Grace Schmidt, MMC**

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Saturday, February 02, 2019 3:05 AM  
**To:** City Council  
**Cc:** City Clerk  
**Subject:** Work Item Request - Improve Processes to Manage Development Projects

**TO:** City Council  
**CC:** City Clerk  
**FROM:** Peggy Griffin  
**DATE:** Feb. 2, 2019

**SUBJECT: Work Plan Request for the Coming Year –  
Improve Processes to Manage Development Projects to Avoid Past Mistakes**

In the next few years there will be several big development projects. With this in mind, our city needs to improve the processes and procedures used to manage these projects to prevent prior mistakes from re-occurring.

**MY REQUEST:** Improve the City's processes and procedures used to manage development projects to prevent prior mistakes from re-occurring. Add accountability and paper trails where missing.

**EXAMPLE OF PROBLEMS WITH THE MAIN STREET PROJECT**

- 1) There was no written agreement with the developer, except the City Council Resolution and the developer's word!
- 2) There were no penalties specified if the developer defaulted!
  - a. Actually, the developer recorded leases and an invalid Covenant1 that said no retail would be required until after the Apple leases were expired in 25 years!
- 3) The Director of Community Development was responsible to insure the retail was delivered as promised.
  - a. Why were they not held accountable?
- 4) There is no paper trail indicating who approved the first invalid Covenant1. The City Attorney appears not to have been consulted.
- 5) The building permits were issued without ANY covenant filed with the county! This violated the City Council's resolution instructions and reduced the City's leverage to get it done quickly and accurately!
- 6) The Temporary Certificate of Occupancy (TCO) permit was approved and issued without Planning Dept. conditions and without a correct covenant filed with the County. In fact, the City Planner who approved the TCO knew the retail space should have been 3280 SF instead of 1640 SF!
- 7) The TCO for 19339 Stevens Creek only covered the 1<sup>st</sup> floor common area, 3<sup>rd</sup> and 4<sup>th</sup> floors. It did not permit occupants on the 2<sup>nd</sup> floor yet when the City staff was notified with pictures, that the 2<sup>nd</sup> floor was being used nothing was done.
- 8) The corrected Covenant2 specifies 3280 SF is required between the 2 office buildings BUT the total approved in the most recent building permits is 3075 SF (1205 + 1870).
  - a. Who authorized the reduction of the retail space by 200 SF?
  - b. Why was this authorization allowed or was it?
- 9) The retail space is supposed to be open to the public but it appears to be tied to the office hours.
- 10) The 2 office buildings are on 2 different parcels with the same covenant running with both parcels and the total retail square footage is across both buildings.

- a. What if the parcels are sold and end up with different owners?
- b. Who in the City is responsible for insuring the retail spaces are preserved?
- c. How much is each individual parcel required to provide if they have different owners?

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Total Control Panel

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## Grace Schmidt, MMC

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**From:** Liana Crabtree <lianacrabtree@yahoo.com>  
**Sent:** Saturday, February 02, 2019 1:53 AM  
**To:** Steven Scharf; Liang Chao; Darcy Paul; Rod Sinks; Jon Robert Willey  
**Cc:** City Clerk  
**Subject:** Dedicated Library Programming Space, a request for Council in 2019 (Priority Setting Session, 2/1/2019)

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

Please add this letter to requests you have already received to dedicate more programming space for use by Cupertino Library patrons in 2019.

***Our Cupertino Library is beloved by its patrons:***

"For November 2018, Cupertino Library patrons checked out 27% of the total materials circulated in Santa Clara County Library District, and Cupertino Library visitors made up 26% of total SCCLD visits." ~*Cupertino Library Monthly Report, December 2018*

But, patrons are crowded. Seats are full. Parking spaces are full. Programming space (the children's story room) is booked.

***The Cupertino Library needs more programming space.*** The Cupertino Library Foundation justifies the case for a new library program room best of all:

**What happens with a new Program Room?**

- Eliminate many of the overflows. Don't turn away patrons from programs.
- More the large programs
- Ability to do contiguous events that require setups for days
- More general overflow seating, especially study room for students at exam time
- Public meeting space accessible to the community (in addition to the small Think Tank conference room)
- Support for after hours events without keeping Library open

Thank you for considering my request to add programming space as a Council priority for 2019.

Sincerely,

Liana Crabtree  
representing myself only

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“The positive response we receive from the community is only outweighed by *patrons’ repeated requests that we do more programming*. So often, the reason we do not is that *we simply do not have the space*”

Clare Varesio, Cupertino Community Librarian

## Cupertino Library Program Room



## Cupertino loves its Library

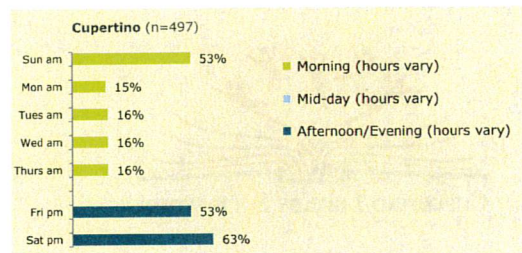
- FY 17/18 Circulation: 2,433,782
  - FY 17/18 Visits: 873,862
  - FY 17/18 Program Attendance: 34,792
  - FY 16/17 Circulation per capita: 40.42 (State average: 6.87) **588%**
  - FY 16/17 Visits per open hour: 267 (State average: 72.62) **367%**
- Cupertino is less than 8% of SCCL population**
- **28% of all library visits!**
  - **350% per capita over the average!**
  - **Nearly 40% of all the rest combined!**



## Santa Clara County Library District · October 14, 2016 Key Findings from the 2016 Patron Satisfaction Survey

The graphs below provide a summary of the days and times during which respondents indicated they would visit the library if it were to expand its hours. Responses are presented by library site because hours vary by location (only the hours that were included on the survey are shown below).

While responses varied by site, Friday and Saturday evening rose to the top across all locations as times that at least one- third of respondents said they would visit libraries if they were open.



## Cupertino has unique challenges with access

Facilities: Statements True *Most of the Time, Always, or Almost Always*, by Location

Library	Free parking is available.	Quiet areas are available.	The building and facilities are clean.	Seating/ workspaces are available.	Meeting & group study rooms are available.
ALL LOCATIONS	91%	89%	97%	91%	76%
Campbell	92%	88%	96%	90%	64%
Cupertino	72%	79%	98%	78%	61%
Gilroy	97%	91%	99%	96%	92%
Los Altos	92%	90%	97%	94%	77%
Milpitas	90%	87%	96%	84%	75%
Morgan Hill	100%	93%	99%	94%	82%
Saratoga	97%	93%	99%	95%	84%
Woodland	98%	89%	98%	91%	62%

District Average



*Cupertino is the Outlier for the entire district*

**We need more flexible space**

## Cupertino Programs (2018 only)

**About 1 out of 2 Cupertino residents attending a library program in 2018.**

All Cupertino Library programs: 656

All Cupertino Library program attendees: 31,872

All Cupertino Library programs in Community Hall: 100

All Cupertino Library programs in Community Hall attendance: 5,370

**Cupertino Library limits their use of Community Hall so as not to compete with needed use by the City or community members wishing to rent the facility.**

## Cupertino Library Programs (examples)

Story Time (291 times) Wellness Series Silicon Valley Reads (summer)  
 English as a Second Language Conversation Club (weekly) Chinese Book Discussion Club (only one in area)  
 Children's Summer Reading Program Reading Buddies Fruit Trimming Computer Coding  
 Middle School Super Summer Science Search Start a Business Children's Concert

## What happens with the new Program Room?

- Eliminate many of the overflows. Don't turn away patrons from programs.
- More of the large programs
- Ability to do contiguous events that require setups for days
- More general overflow seating. Especially study room for students at exam time
- Public meeting space accessible to the community (in addition to the small ThinkTank conference room)
- Support for after hours events without keeping Library open





**250% to 517% ROI**

**ENHANCING EDUCATION, INFORMATION ACCESS, AND QUALITY OF LIFE**

**SANTA CLARA COUNTY LIBRARY DISTRICT'S COMMUNITY RETURN ON INVESTMENT**

This study shows that the total quantifiable value of SCCLD's services in fiscal year 2011-12 was between \$83.0 and \$171.8 million. This means that for every dollar spent by SCCLD, the community receives \$2.50 to \$5.17 in direct benefits.

As this value conservatively quantifies only those library services that can be easily measured, the actual value of benefits provided by SCCLD is substantially greater.



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Dear City Council,

I've some ideas . . . .

1. Why are we here? What is Cupertino's credo? Did you know that in the City of Los Altos chambers, there is a big sign that reads: "The mission of our staff, council, commissions, committees and volunteers is to foster and maintain the City of Los Altos as a great place to live and to raise a family." I'm not saying that we should have this credo, but having a credo would be a good thing so that we could all aim our ideas in the same direction.
2. Have a City wide plan as to how much rental and to-own housing and food-shopping and shopping etc... But especially the rent/own part. It is surprising how much to-rent housing is being planned. It seems to dwarf the amount of to-own housing. We need a balance. Studies show that rental housing means a less-engaged community.
3. The January National Geographic has a very interesting info graphic that shows average income, mortgage cost, and rental cost. And on their map, that doesn't include all Bay Area cities, in no other city is the disparity greater in rental cost and mortgage cost. I think we need to look at closing the gap.
4. We need to figure out how to preserve the Hammond-Snyder homestead as defined by the general plan.

Feb