

## Abby Ayende

**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Tuesday, May 23, 2023 1:40 PM  
**To:** Gian Martire  
**Cc:** City of Cupertino Planning Commission; City Clerk  
**Subject:** 2023-05-23 Planning Commission Mtg Agenda Item2-1655 S. De Anza Blvd 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.

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

Hi Gian,

I am in favor of this development project but have several questions I hope you can answer:

### **Staff Report, Page 18 of 24**

I can't find a map showing the location of all the BMR units within this project. Attachment 8 says in words the floor the BMR units are located on but I'd like to see exactly where on each floor they are located, please.

**Q1: How do I get access to view sheet A.5.1?**

The Affordable Housing Plan, Attachment 8 (as well as sheet A.5.1), shows the proposed unit mix within the three buildings by income level, type, location, and size.

### **Attachment 8 – BMR Program...from Brandon Arioli.pdf, Page 1 of 5**

The text underlined in RED below indicates that the 5<sup>th</sup> BMR unit will be part of the City's BMR Program.

**Q2: Will the other 4 BMR units also be managed by the City?**

**Q2a: If not, by whom and why and is this management verified periodically?**

The BMR units provided in the Project are in the same proportion as the market rate units. The proportion of apartments to townhomes in this project is 68% and 32%. Therefore, the BMR unit mix should include Three (3) Apartment Units and One (1) Townhome Units, as shown in the table below.

Unit Types	Percent of Total	Units Required	Required Units
Townhomes	32%	1.29	1
Apartments	68%	2.71	3
	100%	4.00	4

Thus, of these four (4) BMR units, two (2) apartment units will be available to very low-income households at a very low-income rental price (the "Very Low-Income Units"), one (1) apartment unit will be available to low-income households at a low-income rental price (the "Low-Income Units"), one (1) townhome unit will be available to median-income households at median-income sales price, in all three cases as calculated by the City (The "Median-Income Units").

The Project also provides One (1) additional Apartment at Very-Low Income Level. The extra Very-Low Income unit would be part of the State Density Bonus, and part of the City's BMR program.



**Attachment 8 – BMR Program...from Brandon Arioli.pdf, Page 3 of 5**

The text underlined in RED below says “this unit does not need to conform to 60-40 split...”

Q3: What is the 60-40 split it is referring to?

**BMR Housing Mitigation Program Procedural Manual**

In accordance with the City’s Housing Element, all new residential and/or non-residential developments are required to help mitigate project related impacts on affordable housing needs.

The comments states that the Affordable Housing Plan shall describe how the Project “will comply with the City’s Below Market Rate (BMR) Program requirements set forth in the BMR Housing Mitigation Program Procedural Manual.”<sup>1</sup> The following is a discussion of how the Project complies with each of the chapter in the City’s BMR Manual:

- Chapter 1 (Introduction): Not applicable.
- Chapter 2 (Housing Mitigation Program):
  - Section 2.3.1 requires that for-rent projects shall provide 60% of required BMR units as Very Low-Income Units and 40% as Low-Income Units. And, for-sale projects shall provide 50% of required BMR units as Moderate Units and 50% as Median Units. If a single BMR unit is provided, it shall be designated for median income. The unit affordability provided in the Project will be a mix to be consistent with the BMR manual. According to the formula above, the Project is required be project One (1) Townhome at Median Income Level, Two (2) Apartments at Very-Low Income Level, One (1) Apartment at Low Income Level. The Project provides the BMR units at above mentioned affordability. The Project also provides One (1) additional Apartment at Very-Low Income Level. The extra Very-Low Income unit would be part of the State Density Bonus, and part of the City’s BMR program. Thus, this unit does not need to conform to 60-40 split because it is in addition to the inclusionary housing requirement.



**Attachment 8 – BMR Program...from Brandon Arioli.pdf, Page 4 of 5**

Q4: Just confirming, will ALL 5 BMR rental and ownership units be BMR for 99 years?

- The Applicant understands its obligations pursuant to Sections 2.3.5, 2.3.6, and 2.3.7 to price the BMR units at an affordable rental/sales price and to guaranty their long-term affordability pursuant to an Affordable Housing Agreement with the City and resale agreements governing individual units for the required term of 99 years.

Q5: What does “commercial linkage” mean?

Thanks.

Sincerely,  
Peggy Griffin

**From:** [Kirsten Squarcia](#)  
**To:** [fred.wong@gmail.com](mailto:fred.wong@gmail.com)  
**Subject:** RE: Location: 1655 S. De Anza Blvd.  
**Date:** Tuesday, May 23, 2023 1:58:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Good afternoon Mr. Wong (Planning Commission moved to Bcc), your comments have been received and will be included with the written communications for the May 23, 2023 Planning Commission Meeting, Agenda Item #2.

Regards, Kirsten



**Kirsten Squarcia**

City Clerk  
City Manager's Office  
[KirstenS@cupertino.org](mailto:KirstenS@cupertino.org)  
[\(408\) 777-3225](tel:(408)777-3225)



**From:** Fred <[fred.wong@gmail.com](mailto:fred.wong@gmail.com)>

**Date:** May 22, 2023 at 9:23:14 PM PDT

**To:** City of Cupertino Planning Commission <[PlanningCommission@cupertino.org](mailto:PlanningCommission@cupertino.org)>

**Subject:** Location: 1655 S. De Anza Blvd.

**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.

As a resident of Cupertino, I am writing to express my strong support for a proposed development project at the location of 1655 S. De Anza Blvd. I believe this project holds significant potential to enhance our community and contribute to its growth in a positive manner. Having closely reviewed the plans for the development, I would like to highlight several reasons why I believe it would be a valuable addition to our city:

1. **Enhanced Community Facilities:** The proposed project includes the construction of mixed use which would serve as valuable community assets. These facilities can provide spaces for various activities and events, fostering social engagement and strengthening community bonds.
2. **Economic Growth and Job Opportunities:** The development project has the potential to stimulate economic growth by attracting new businesses and creating employment opportunities for our residents. This will contribute to a vibrant local economy and improve the overall quality of life for Cupertino residents.
3. **Architectural and Aesthetic Considerations:** The design plans for the development showcase a commitment to architectural excellence and aesthetic

appeal. By integrating visually pleasing elements into the project, it will contribute to the overall beauty and character of our city.

As a resident, I am fully aware of the importance of thoughtful planning and development in maintaining the unique identity and charm of our city. I believe that the proposed project at 1655 S. De Anza Blvd. has been carefully conceived to align with the values and needs of our community. I kindly request that you give careful consideration to this development proposal and support its approval.

Fred Wong

10130 Imperial Ave, Cupertino CA 95014

[fred.wong@gmail.com](mailto:fred.wong@gmail.com)

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Thanks

Fred

**From:** [Kirsten Squarcia](#)  
**To:** [Jennifer Griffin](#)  
**Cc:** [City Clerk](#)  
**Subject:** RE: Development Issues  
**Date:** Tuesday, May 23, 2023 1:52:12 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image006.png](#)  
[image008.png](#)  
[image010.png](#)  
[image012.png](#)  
[image014.png](#)  
[image016.png](#)

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Good afternoon Jennifer (Planning Commission moved to Bcc), your comments have been received and will be included with the written communications for the May 23, 2023 Planning Commission Meeting, under Oral Communications. Regards, Kirsten



**Kirsten Squarcia**

City Clerk  
City Manager's Office  
[KirstenS@cupertino.org](mailto:KirstenS@cupertino.org)  
[\(408\) 777-3225](tel:4087773225)



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**From:** Jennifer Griffin <[grenna5000@yahoo.com](mailto:grenna5000@yahoo.com)>  
**Sent:** Friday, May 19, 2023 8:58 AM  
**To:** City of Cupertino Planning Commission <[PlanningCommission@cupertino.org](mailto:PlanningCommission@cupertino.org)>  
**Cc:** [grenna5000@yahoo.com](mailto:grenna5000@yahoo.com)  
**Subject:** Fwd: Development Issues

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FYI. Please include in the Public Record. Thank you.

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

**Subject:** Development Issues  
**From:** Jennifer Griffin <[grenna5000@yahoo.com](mailto:grenna5000@yahoo.com)>  
**Sent:** Friday, May 19, 2023, 8:57 AM  
**To:** [citycouncil@cupertino.org](mailto:citycouncil@cupertino.org)  
**CC:** [grenna5000@yahoo.com](mailto:grenna5000@yahoo.com)

Dear City Council:

I am very concerned that because Councilmember Moore and Councilmember Chau were Stripped of their Council and Commission Appointments by the other three City Councilmembers, developers may take advantage of this and try to get development Passed by the City Council without full research into the issues of each development. This type of situation should not mean carte Blanche passing of any proposed development By the City Council majority without the usual research and investigations into the Issues of each development.

This is a issue of grave concern etc. as you may understand.

Sincerely,

Jennifer Griffin

**From:** [Kirsten Squarcia](#)  
**To:** [Peggy Griffin](#)  
**Cc:** [City Clerk](#); [Gian Martire](#)  
**Subject:** RE: 2023-05-23 Planning Commission Mtg Agenda Item2-1655 S. De Anza Blvd-FIRE TRUCK ACCESS ON NORTH SIDE?  
**Date:** Tuesday, May 23, 2023 4:06:41 PM  
**Attachments:** [Page4 of 14- from 11 - Site Plan and Renderings.pdf](#),  
[image001.png](#),  
[image003.png](#),  
[image004.png](#),  
[image006.png](#),  
[image008.png](#),  
[image010.png](#),  
[image012.png](#),  
[image014.png](#)

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Good afternoon Peggy (Planning Commission moved to Bcc), your email (and PDF attachment) have been received and will be included with the written communications for the May 23, 2023 Planning Commission Meeting, Agenda Item #2. Regards, Kirsten



**Kirsten Squarcia**

City Clerk  
City Manager's Office  
[KirstenS@cupertino.org](mailto:KirstenS@cupertino.org)  
(408) 777-3225



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**From:** Peggy Griffin <[griffin@compuserve.com](mailto:griffin@compuserve.com)>  
**Sent:** Tuesday, May 23, 2023 3:36 PM  
**To:** Gian Martire <[GianM@cupertino.org](mailto:GianM@cupertino.org)>  
**Cc:** City of Cupertino Planning Commission <[PlanningCommission@cupertino.org](mailto:PlanningCommission@cupertino.org)>; City Clerk <[CityClerk@cupertino.org](mailto:CityClerk@cupertino.org)>  
**Subject:** 2023-05-23 Planning Commission Mtg Agenda Item2-1655 S. De Anza Blvd-FIRE TRUCK ACCESS ON NORTH SIDE?

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

Hi Gian,

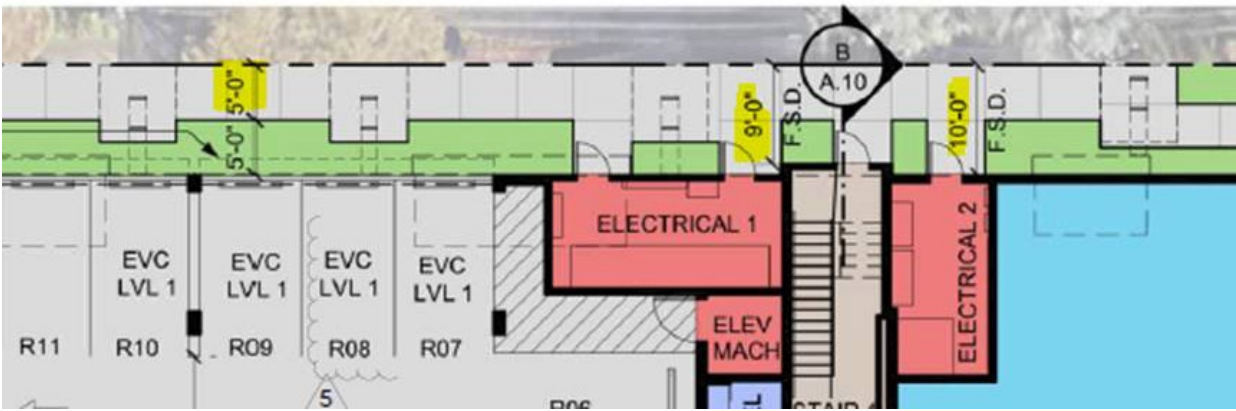
I've attached PDF Page 4 of 14 (A.6) of Attachment 11 – Site Plan and Renderings.pdf for reference.

In looking at above referenced page, the north side of the building has at most 10' clearance and in most places 5'. This is not enough room for a fire truck should a fire break out on that side of the building. They can't assume they can use the adjoining property because that can be developed in such a way that they do the exact same thing-not provide fire truck access!

Q1: How will the Fire Department fight a fire on the north side of the building?

Q2: Is 5' enough room to even set up their equipment, hoses, ladders to fight a fire there?





Sincerely,  
Peggy Griffin





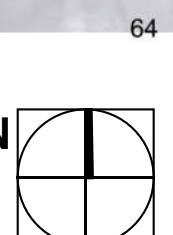
1655 S DE ANZA BOULEVARD  
CUPERTINO, CALIFORNIA



## SITE PLAN - 1ST LEVEL

DAHLIN

6TH SUBMITTAL 08-26-2022 5  
 5TH SUBMITTAL 07-08-2022 4  
 4TH SUBMITTAL 03-29-2022 3  
 3RD SUBMITTAL 01-26-2022 2  
 2ND SUBMITTAL 10-22-2021 1  
 1ST SUBMITTAL 03-16-2021  
 JOB NO. 1138.009  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200



A.6



**From:** [Sundari Pilaka](#)  
**To:** [Abby Ayende](#)  
**Subject:** FW: Submission of Public Comment Before Planning Commission Meeting on May 23, 2023  
**Date:** Tuesday, May 23, 2023 4:30:59 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)

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**Sundari Pilaka**

Administrative Assistant  
Community Development  
[SundariP@cupertino.org](mailto:SundariP@cupertino.org)  
[\(408\) 777-3320](tel:(408)777-3320)



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**From:** Andrea Martinez <[amartinez@icgworldwide.com](mailto:amartinez@icgworldwide.com)>  
**Sent:** Tuesday, May 23, 2023 3:15 PM  
**To:** City of Cupertino Planning Commission <[PlanningCommission@cupertino.org](mailto:PlanningCommission@cupertino.org)>  
**Subject:** Submission of Public Comment Before Planning Commission Meeting on May 23, 2023

**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.

Hello,

I am here on behalf of the California Office of Traffic Safety (CALOTS) and the California Department of Transportation (Caltrans).

I would like to remind all residents of the importance of “Go Safely, California,” the education program from CALOTS and Caltrans that promotes a safety culture where everyone can “go safely.” Following the safety rules of the road can save lives for all drivers, bicyclists and pedestrians:

1. 10% of all drivers under the age of 20 who were involved in fatal crashes were reported as distracted at the time of the crash
2. Pedestrian fatalities account for nearly 25% of all roadway deaths in California
3. No state has more pedestrian deaths on its roadways than California

More information is available at [gosafely.ca.org](https://gosafely.ca.org). I will share more details to city councilmembers via email and will follow-up for support in spreading the message to “Go Safely, California.”

Sincerely,

**Andrea Martinez**

**IMPRENTA COMMUNICATIONS GROUP, INC**

*It's About Winning.*

[www.icgworldwide.com](https://www.icgworldwide.com)

## Sundari Pilaka

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**From:** Andrea Martinez <amartinez@icgworldwide.com>  
**Sent:** Tuesday, May 23, 2023 7:02 PM  
**To:** City of Cupertino Planning Commission; Steven Scharf; Muni Madhhipatla; David Fung; Seema Lindskog; Tejesh Mistry; Cupertino City Manager's Office; Matt Morley; Debra Nascimento; Tina Kapoor; Esther Kwon; Public Information Officer  
**Subject:** Meeting Request: California Office of Traffic Safety and CalTrans

**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.

Hello City of Cupertino Planning Commission and City Manager,

I submitted a public comment today for record in today's Planning Commission meeting agenda, but I would also like to share with you more details about the importance to "Go Safely, California," the education program from the California Office of Traffic Safety (CALOTS) and the California Department of Transportation (Caltrans) that promotes a safety culture where bicyclists, drivers and pedestrians can all share the road safely.

Please find the links to the [media toolkit](#) and [website](#) as well. The website is available in both English and Spanish and is accessibility friendly as well. Media toolkits exist to spread the messages about the following:

1. DUI
  - To not drive under the influence of any drugs (recreational, prescription or over-the-counter medicine)
  - Drunk driving is more common at night from (6:00 pm to 5: 59 pm), resulting as much as half of all fatalities compared to 14% during the daytime
2. Distracted Driving
  - To focus on the road: California has a hands-free cell phone law, which prohibits drivers from holding a phone or other electronic devices while behind the wheel
  - 10% of all drivers under the age of 20 involved in fatal crashes were reported as distracted at the time of the crash
3. Bicycle & Pedestrian Safety
  - California's pedestrian fatality rate is 70% higher than the national average
  - Bicyclists should wear helmets and use the bike lane (if available), stop for pedestrians, and always use lights at night

- Pedestrians should use crosswalks when available, be aware of approaching vehicles and be extra careful at night by carrying a flashlight and reflective material
- 4. Occupant Protection
  - Make sure all riders in vehicles wear seatbelts
  - Children under two years old, 40 pounds and 40 inches must ride in a rear-facing car seat
- Children under the age of eight must be secured in a car or booster seat
- 5. Speeding
  - To respect the speed limit; in 2020, 1,228 people were killed in speeding-related crashes
  - Drivers should follow the speed limit, slow down at intersections and respect bicyclists and pedestrians and give them space when passing.
- 6. Safe System Approach
  - Focusing a system that protects everyone, from people who the road to those who build and maintain it
- 7. Wrong Way Driving
  - Ensure that bicyclists and drivers use the appropriate, correct lanes
  - Wrong way preventative measure: two-way reflective pavement markers that show white or yellow to right way drivers, and red to wrong way drivers
- 8. General information
  - Large trucks and buses have large blind spots (“No Zones”) where truck and bus drivers cannot see; other drivers should assume they cannot see and avoid driving in front, to the left, to the right and behind trucks and buses

If possible, I would like to host a call with you to go over more details about the “Go Safely, California,” education program and help answer any questions from your office.

I look forward to potentially working together!

Sincerely,

**Andrea Martinez**

**IMPRENTA COMMUNICATIONS GROUP, INC**

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[www.icgworldwide.com](http://www.icgworldwide.com)