

PC 01-11-2022

Item #2

2021 General Plan
Annual Review/
Implementation Plan

Written Comments

Cyrah Caburian

From: Griffin <griffin@compuserve.com>
Sent: Tuesday, January 11, 2022 9:42 AM
To: City Clerk; City of Cupertino Planning Commission
Subject: Fwd: 1-11-2022 PC Mtg Agenda Item #2 GP - PLEASE READ DURING MEETING

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 Clerk and Planning Commission,

I am unable to attend tonight's PC meeting but request that the following portion of my written communication I sent last night be read during public comment for AGENDA ITEM #2 (see below)

I very much appreciate it. Thank you.

Peggy

START OF COMMENT TO BE READ DURING PUBLIC COMMENT FOR Agenda #2

Dear Planning Commissioners and Staff,

In 2021 a serious mistake was made regarding the approval of a project (Bateh Brothers Property) that from all intents in our General Plan was misinterpreted to allow the complete loss of retail on a site that was a "Neighborhood Commercial Center". This should NEVER have happened and yet it did!

If you do anything in 2022, it should be to improve all the objective standards for land use designations with commercial and residential so that staff doesn't interpret them to mean zero commercial. Commercial centers should remain predominantly commercial centers so we do not lose any more retail and do not exasperate the retail deserts and inequities in access that are growing! As housing density increases, we need places we can walk to for basic daily needs.

EXAMPLE of improving a standard

Page 3, Strategy LU-1.3.1 #1 states

"All mixed-use areas with commercial zoning will require retail as a substantial component..."

MAKE THIS OBJECTIVE BY REPLACING WITH

"All mixed-use areas with commercial zoning SHALL require retail to be a minimum of 75% of total square footage..."

PLEASE make this your highest priority this year and make it quickly! With new staff this becomes even more critical.

Sincerely,
Peggy Griffin

END OF COMMENT