

PC 02-22-2022

Item #2

Housing Element
Update Study Session
(Continued from
1/25 PC)

Written Comments

Cyrah Caburian

From: Anne Ezzat <aezzat95014@gmail.com>
Sent: Tuesday, February 22, 2022 10:55 AM
To: City of Cupertino Planning Commission
Subject: Housing element Map and Item #2

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 Commissioners,

It was no surprise to see the housing element map concentrating the majority of proposed housing in certain areas of the city. Housing should be more evenly distributed throughout the city, not just because it is equitable and fair, but because of infrastructure issues. Please try to disperse new housing in a more equitable fashion.

Thank you and best regards,

Brooke Ezzat. . .

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 3:25 PM
To: City of Cupertino Planning Commission
Subject: Housing Element Sites

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 Planning Commission,

There are so many sites listed in the list of potential Housing Element sites for the Planning Commission Study Session on Housing Elements for February 22, 2022. Why are there so Many sites? We will have no place to shop or buy groceries or get gas or go to a pharmacy.

Everything will have been zoned up to ten stories and high density housing. There will be No place left to buy food.

Once, HCD rezones all this land to high density housing, it can never be rezoned back. And it All has to be rezoned by January 1, 2023. We will have no land left in Cuoertino. There will Be no grocery stores or gas stations or parkland. It will all have been rezoned to some Sort of high density thing the state is running.

I feel like our city and our places we buy food and get medicine have been taken over by some Sort of outside power. We have no control over what they are doing to our city.

This is not a good plan, to take away all the shopping and grocery stores and doctors offices. There will be no parkland and no schools. It will just be all reasoned high density land That someone else is taking over.

I am really surprised if we will have any land left for even churches once this is all over.

Thank you.

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 4:08 PM
To: City of Cupertino Planning Commission
Subject: Houses and Apartment Complexes on Housing Element Site List

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 Planning Commission:

There are houses and Apartment Complexes on this Housing Element Site List For the Study Session on 2/22/22 for the Planning Commission.

The Gardens of Fountain Bleu are on this list. The Calabazas Creek flooded this Site a few years ago. This also means that apartment complexes in West San Jose That abutt Cupertino residential neighborhoods could be on San Jose's Housing Element sites and could be zoned up to 100s of unit of density and no one in Cupertino would ever know. I had not thought Cupertino residents would have to Worry about that too.

That means Sage Apartments and Shadow Oaks could zoned massive density by San Jose And no one would ever know it. This is the same problem Cupertino residents would Face next to Santa Clara, Sunnyvale, Saratoga or Lo s Altos Apartments complexes that got Rezoned for Housing Element sites next to Cupertino lands. Residents of Cupertino would never Know.

San Jose has like 100,000 Housing Element sites that have to provide in this Housing Element cycle so they will be rezoning everything, including churches and apartment complexes.

Also, why are houses in the Housing Element sites? This is not a good plan.

If they rezone apartment complexes, they will evict the current people in the apartment complexes And have no parking spaces and the streets will all be clogged.

It is not good to rezone houses or apartment complexes. Now, we also have to worry about What San Jose is rezoning as well as Sunnyvale and the other cities around cupertino.

This is getting very complicated and may drive up rents and cause evictions.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, February 22, 2022 4:58 PM
To: City of Cupertino Planning Commission
Cc: City Clerk
Subject: 2-22-2022 PC Meeting Agenda Item #2 Housing Element

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 Planning Commission, Staff and EMC Planning Group,

Thank you for the material in advance of tonight's meeting. I have a few suggestions and questions below.

SUGGESTIONS:

1. The Layers referenced in "Attachment 1 Memorandum..." use Layer A, B, C, etc. but the maps provided in "Attachment 2 Map Attachments" are numbered Map 1, Map 2, etc. It would be much easier to follow if you used the same terms in both so we could know exactly which map you were referring to.
2. One of the overlays is to show parks. Please add with it, our Neighborhood Commercial Centers. These are where our produce markets, etc are located and are very important to each neighborhood.

QUESTIONS:

1. Isn't there a requirement that you can't displace people?
2. The Staff Report mentions upzoning R2 and R3 zones but what about Planned Development Single Family areas? There are lots of those.

REQUEST:

1. Do NOT consider our Neighborhood Commercial Centers. We need the retail there to support the increased housing density and to encourage walking/biking to local retail.
2. Please distribute the density more across the entire city. This helps our suffering schools, reduces traffic congestion and provides density to support our local neighborhood centers.
3. Please allow and include the Housing Commission to provide and review the housing element sites. We need more input and they are there to help!

Sincerely,
Peggy Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 5:42 PM
To: City of Cupertino Planning Commission
Subject: City Gate at Cupertino Apartments

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 Planning Commission:

The City Gate Apartments at Stevens Creek Blvd. And Stern Avenue could also Be rezoned by San Jose for Housing Element Housing and no one in Cupertino Would know about it. Increased density here and added heights up to 20 Stories with no parking would wreck havoc on the Eastern boundary of Cupertino.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 7:11 PM
To: City of Cupertino Planning Commission
Subject: Rezoning Homes to Housing Elements

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 Planning Commission:

We do not want our houses rezoned to high rise housing just because the Housing Element Numbers are wrong. Sb 9 does not get to rezone our neighborhoods for Housing Element numbers.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 7:15 PM
To: City of Cupertino Planning Commission
Subject: HCD Incomes

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 Planning Commission:

Why does HCD know our incomes in the city? Is that information they are supposed To have? That sounds like an invasion of privacy.

Thank you,

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 7:19 PM
To: City of Cupertino Planning Commission
Subject: Guilt Trip

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 Planning Commission:

Are we as a city supposed to feel guilty because of the schools we have?
What does anyone know about the evolution of our schools? Why does HCD care about our schools? Are we supposed to turn over our schools to HCD? Is this a totalitarian regime running california?

Thank you,

Jennifer Griffin

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, February 22, 2022 6:41 PM
To: City of Cupertino Planning Commission
Cc: City Clerk
Subject: 2022-02-22 PC Mtg Agenda Item #2 - Peggy's Slides
Attachments: PC Agenda Item 2-Peggys Slides.pdf

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,

I plan to speak on PC Agenda Item #2 – Housing Element update. Attached is my slide I would like displayed when I speak.

Thank you,
Peggy Griffin

SUGGESTIONS:

- 1) Attachment 2 – Maps
 - a) Identify which map is “Layer A”, “Layer B”, etc. that are referenced in the text.
- 2) Attachment 4 - List of sites
 - a) Put column headings on every page.
- 3) Include our Neighborhood Commercial Centers with the Parks overlay.

QUESTIONS:

- 1) Isn't there a requirement to not displace people?
- 2) What about including P(Res) Planned Development Single Family areas for up-zoning?
- 3) If we up-zone, say for example some R2 sites, does the city have to up-zone ALL R2 sites?
- 4) With respect to the current HE sites (Vallco, Hamptons, Marina, Oaks)...
 - a) If they exceed their current HE allocation, does the overage count towards this new Housing Element count?
 - b) If they pull permits after the new HE cycle starts, will the count go towards the new HE requirement?
- 5) Does the city get credit for units built above what's estimated for each HE site?
 - a) Does this include bonus density units, too?

REQUESTS:

- 1) DO NOT consider our Neighborhood Commercial Centers.
 - a) We need the retail there to support the increased housing density, encourage walking/biking and reduce traffic.
- 2) Distribute the density across the city! There are many benefits to this.
 - a) It helps our suffering schools.
 - b) Reduces traffic congestion.
 - c) Provides support for our local neighborhood centers.
 - d) Ensures that all parts of the city thrive.
 - e) Distributes the load on our resources.
- 3) Include the Housing Commission. We need more input.
 - a) Also, provide them the opportunity to review housing projects with BMR especially VLI and WLI housing.



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Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, February 22, 2022 8:08 PM
To: City of Cupertino Planning Commission
Cc: City Clerk
Subject: HE Presentation More Suggestions/Problems/Questions

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 Planning Commission, Staff and EMC Planning Group,

Please forward this email to the EMC Planning Group.

SUGGESTIONS:

The following suggestions/requests to improve the Housing Element presentation and information provided to the public and the city:

1. Attachment 2 – Maps...Identify which map is the "Layer A", "Layer B", etc. that are referenced in the text.
2. Attachment 4 – List of sites...Put column headings on every page.
3. Include our Neighborhood Commercial Centers with the Parks overlay.
4. Schools – you left off Lawson Middle School
5. Schools – identify the schools that are overcrowded.
6. Send out a postcard to try and get more people involved.

PROBLEMS:

1. I am not getting emails yet I'm signed up for notifications.
2. Please post copies of all the presentations under the Calendar entries for this current PC meeting and all previous meetings that were held.
3. Only 58 people have signed up for HE notifications, out of over 60,000+ residents. This is worrisome.

QUESTION I FORGOT TO ASK:

1. What about including P(Res) zones?
2. Will the Mary Ave. ELI sites be this current HE or this new HE?

Thank you.

Sincerely,
Peggy Griffin

Cyrah Caburian

From: Jennifer Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 8:17 PM
To: City of Cupertino Planning Commission
Subject: Eichler Homes

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 Planning Commission:

Eichler homes are not substandard. They are very lovely designed homes that are internationally known for their design standards, In no way are these homes Substandard. If HCD thinks they are, then HCD has no background in architectural training.

Thank you.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 8:20 PM
To: City of Cupertino Planning Commission
Subject: HCD Rejecting Housing Element

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 Planning Commission:

I am concerned that even if Cupertino goes to the process of rezoning land for the 2022 Housing Element, HCD will most likely reject it. HCD has rejected most Of the Housing Elements that cities in Southern California submitted.

I doubt that Cupertino's Housing Element will be accepted when it is submitted.
The system is rigged for failure.

I am hopeful in the next year that the Housing Element Numbers required of California Cities will be reduced. The numbers were horribly inflated and are causing complete chaos Across the state.

I am also concerned with the level of preoccupation of HCD with the statistics about each Family in Cupertino. This level of preoccupation has never been used in the previous Housing Elements in Cupertino. Why is HCD so concerned about the statistics of the people in Cupertino?
This seems like information they should not be delving into.

Thank you.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 9:18 PM
To: City of Cupertino Planning Commission
Subject: Going Thru Sites

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 Planning Commission:

Every site on the Housing Element sites should be gone through in the public.
We did this before. Every housing element before everyone went through the sites Publically in the meetings.

That is what we always did before. Because HCD has made this more complicated Because of the huge numbers, does not mean the sites should not be gone through Publically. HCD does not want the public to get involved so the public should be Involved.

We need to discuss the rezoning of apartment complexes in public. Some of the Public are already going to have to contact other cities to find out about their Housing Element zoning, so we need to take the time in Cupertino.

The public has to be involved. There used be 20 sites in the previous Housing Elements in Cupertino. We went through every site. It is not our fault that HCD made it difficult. We Need to go through the sites.

HCD is at fault for rushing the cities. We should not be intimidated by HCD making it too hard To do it. We have to persevere because HCD is the one fault, not us.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 9:23 PM
To: City of Cupertino Planning Commission
Subject: Displacement of Residents by Housing Element Rezoning

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 Planning Commission:

If apartment complexes like Gardens of Fountain Bleu is rezoned for Housing Element High Density housing, there will be residents evicted.

Thank you.

Jennifer Griffin

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, February 22, 2022 9:37 PM
To: City of Cupertino Planning Commission; City Council; Cupertino City Manager's Office
Cc: City Clerk
Subject: Problems with Housing Element Outreach

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 Planning Commission, City Council and City Manager,

PLEASE get the Engage Cupertino emails working for the Housing Element. This failure to communicate via email has been going on too long. It's a known problem and it's been reported by several people for a while yet nothing has improved.

If people sign up but hear nothing then they lose interest. It's really critical to get people pumped up and engaged. Currently there are only 58 people signed up to be noticed. 58 out of 60,000+ residents and it's not working. That's appalling.

PLEASE get this fixed. Thank you!

Sincerely,
Peggy Griffin

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, February 22, 2022 9:29 PM
To: City of Cupertino Planning Commission
Subject: Turner Center

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 Planning Commission:

We should not be using any data from the Turner Center. They should not be providing any input To HCD as they are not a neutral party and were involved in trying to get SB 9 and SB 10 passed.

Thank you.

Sincerely,

Jennifer Griffin