

PC 04-26-2022

Item #3

Housing Element
Site Selection
Study Session

Written Comments

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, April 26, 2022 10:17 AM
To: City of Cupertino Planning Commission; City Clerk
Cc: grenna5000@yahoo.com
Subject: Fwd: Sacramento is Pushing Costs to Cities and Counties from Housing Bills and 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.

FYI. Please add to the Public Record and to record for Item 3, Planning Commission Agenda on April 26, 2022. Thank you.

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

Subject: Sacramento is Pushing Costs to Cities and Counties from Housing Bills and Housing Elements
From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Sunday, April 24, 2022, 8:37 AM
To: CityCouncil@Cupertino.org
CC: grenna5000@yahoo.com

Dear City Council:

The state of California has 482 cities and 58 counties. Since 2016, Sacramento has pumped out Hundreds of new housing bills, including high density housing bills such as SB 35 and SB 9 and SB 10, and ever more aggressive adu bills that threaten to take over every square inch of a buildable or unbuildable lot and now are trying to even take over the front yards of said lots by allowing adus to be built four Feet from the front property line, wiping out any streets trees on the property and requiring No driveways to be built at all on the property. In addition to the high density housing bills and The high density adu bills that will now be sitting on sidewalks, Sacramento has also Upped its anti on high density Housing Elements, inflating RHNA numbers beyond any reasonable Comprehension and creating an every shifting policy nightmare as every single one of these 482 cities and 58 counties are required to implement this RHNA mandate with some of The worst state level direction and misdirection ever conceived in the one hundred and seventh-two Year history of the state of California.

The cities and the counties of California are being taken on a ride by Sacramento. The high density Housing bills, the adu bills and the RHNA Numbers/Housing Element Drama are just that A ride, a ruse, a run for the money of the 482 cities and 58 counties of California, because That is who or what will be paying for these high density housing bills, the high density adu bills and The high density RHNA Numbers/Housing Element Drama. There are no mandates in these high Density housing bills, high density adu bills or high density Housing Element for Sacramento to Pay anything. No, these bills and Housing Elements are passed onto the cities and counties of California to pay for. And pay they will, dearly, in time and money and planning costs So that some select group in Sacramento can reap the benefits of passing these high density Housing bills, high density adu bills and high density Housing Elements on to the cities

And counties to pay for.

These unnamed groups in Sacramento get access ministerially, by right, streamlined, no Ceqa, access to our land in California which has been conveniently rezoned to high density, Micro adu squares, by the very cities and counties themselves as they try to deal with The high density housing bill, high density adu bills and the high density RHNA Numbers/ Housing Element Drama demands foisted upon the cities and counties of the state Of California. Get real California. They want you to rezone the whole state at your expense So they can make the big profits off of it. They demand and you have to obey and pay. It's that simple. It is the reality of what we have been living in since 2016.

The high density housing bills and the high density adu bills and the high density RHNA Numbers/ Housing Element Drama began in 2016. What happened? You tell me. You tell California. SB 50 and SB 35 and SB 9 and SB 10 and adus four feet from every property line and up To 25 feet high in power lines and sitting on sidewalks with no parking and every increasing Cost to Cities of sky high RHNA numbers and cities and counties under mortal threat of Having to rezone every square inch of their land under their own cost is what happened. Since 2016. What happened in 2016 and since? What happened to Sacramento? Does Sacramento even know or are we all living a Russia-Ukraine Drama of our own?

Sacramento is not paying for us to rezone our state. We are. Get real California. We are Being forced to give away our cities and our counties. Our local control.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: kelseybanes@gmail.com <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 4:38 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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.

Planning Commission ,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number

of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

Is there a higher resolution version of the map in Attachment A available to facilitate analysis?

What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?

What accounts for the 775-home shortfall between the stated subtotal at page 2 of Attachment B and the sum of the new capacity for the list of parcels above it?

When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

kelseybanes@gmail.com

750 North Shoreline Boulevard

Mountain View, California 94043

Cyrah Caburian

From: Joseph Fruen <jrfruen@gmail.com>
Sent: Tuesday, April 26, 2022 4:59 PM
To: City of Cupertino Planning Commission; City of Cupertino Planning Dept.; Steven Scharf; Muni Madhdhipatla; R Wang; Vikram Saxena; Sanjiv Kapil; City Clerk; Piu Ghosh (she/her); Benjamin Fu
Cc: Kirsten Squarcia
Subject: [FOR PUBLIC COMMENT] Planning Commission meeting of 4/26/22 - Item 3 - First Draft Housing Element Site Inventory
Attachments: First Draft Site Inventory - Comment - CFA.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.

Chair Scharf et al.:

Please see the attached comments for Item 3 of tonight's agenda, submitted on behalf of Cupertino for All.

Many thanks,

J.R. Fruen



**City of Cupertino
Planning Commission
Meeting of April 26, 2022**

By email only to:

planningcommission@cupertino.org
planning@cupertino.org
sscharf@cupertino.org
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Re: Item 3 - Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing

Chair Scharf and Members of the Planning Commission:

We write to you today on behalf of Cupertino for All to offer comments and questions for staff in connection to today's study session item on the first draft of Cupertino's 6th Regional Housing Needs Assessment (RHNA) Cycle Housing Element site inventory. Cupertino for All is a neighborhood organization dedicated to making Cupertino a more equitable, vibrant, sustainable, and inclusive place.

We recognize that the documents before you are an initial draft of the site inventory and we commend staff and EMC Planning for anticipating the need for a buffer to ensure that the minimum RHNA planning requirement of 4,588 net new homes can be met, and for distributing the bulk of Housing Element sites in parts of the city close to amenities and opportunities. In keeping with both those points, we raise the following concerns and questions, and offer additional comments.

1. Incomplete Information in Attachments B and C to the EMC Memo.

Attached to the EMC Memo in the staff report is a map of parcels recommended as potential revised Housing Element sites (Attachment A), along with a related list of parcels recommended

for inclusion (Attachment B), as well as a list of sites not recommended for inclusion (Attachment C). Attachment B includes recommended new land use designations and new site densities for listed sites, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

On initial inspection, several of the parcels identified on the map in Attachment A do not appear on the list in Attachment B (nor do they appear in Attachment C). For example, APNs 316-20-088 (popularly known as the “Simeon” site); 316-06-059, 316-06-058 (the Hampton Apartments); 316-20-092 (the Hyatt House Hotel) are clearly highlighted as candidate sites on the map in Attachment A, but appear nowhere in either Attachment B or Attachment C. As a result, it is exceedingly difficult to offer comment on these and similarly situated sites because there is no analysis in Attachment B explaining the current land use designation, the proposed land use designation, nor the proposed new residential density.

In addition, Attachment B lists a subtotal at page 2 that does not match the sum of the parcel-by-parcel unit totals listed above it. The stated subtotal is 2,814 new homes, but the sum of the new homes above it is only 2,039, leaving a deficit of 775 homes as between the stated subtotal and the gross new homes recommended in Attachment B. The math appears to be off.

Finally, the map in Attachment A is of relatively low resolution. Attachment B notes that no sites in Rancho Rinconada are recommended for inclusion, but the map in Attachment A highlights what appears to be a single-family home on or near Pendergast Avenue. Unfortunately, the map resolution is too low to know with certainty which parcel it might be.

The above-cited issues lead us to the following questions:

- A. Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?**
- B. Is there a higher resolution version of the map in Attachment A available to facilitate analysis?**
- C. What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?**
- D. What accounts for the 775-home shortfall between the stated subtotal at page 2 of Attachment B and the sum of the new capacity for the list of parcels above it?**

E. When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?¹

As an additional comment we note that it would be very helpful to the discussion of each site if a line-by-line reason for each parcel's inclusion or exclusion were noted in Attachments B and C.

2. Realistic capacity adjustment needed

Throughout the parcel list in Attachment B, the city calculates site capacity by multiplying the maximum capacity as zoned (or proposed) by the gross acreage. This methodology does not conform with the direction given in Part C of the Department of Housing and Community Development's (HCD) Sites Inventory Guidebook,² covering the calculation of "realistic capacity."

Government Code section 65583.2(c) requires, as part of the analysis of available sites, that a local government calculate the projected residential development capacity of the sites identified in the Housing Element that can be realistically achieved. The Housing Element must describe the methodology used to make this calculation. Jurisdictions have two prescribed options to make this calculation.

- A. Utilize *minimum* permissible densities ("Step 1")
- B. Utilize adjustment factors ("Step 2")

It does not appear that this realistic capacity adjustment has yet been incorporated. Therefore, the final total capacity of the non-entitled inventory is likely to be significantly lower than what is reported in the current draft—so much lower that it may drop below the required planning minimum (4,588 net new homes) by eroding the 25% buffer, especially once the analysis takes into account existing units on recommended sites (net new homes instead of gross).

3. Likelihood of displacement projects.

At least three site groupings recommended for inclusion are located on sites that presently contain large apartment complexes that are occupied and which continue to accept new leases. This means that Cupertino is planning for significant displacement. See APNs 326-15-125 (the Foothill Heights apartments at Foothill Expressway—119 homes); 316-01-216, 316-01-215, 316-01-217, 316-01-214, 316-01-218, 316-01-213, 316-01-212, 316-01-219, 316-01-221, 316-01-222, 316-01-223 (the Aviara apartments at the corner of N. De Anza Boulevard and Homestead Road—approximately 140 homes); 316-06-059, 316-06-058 (the Hampton Apartments at 19500 Pruneridge Avenue—342 homes).

¹ This requirement takes on added significance because the Government Code imposes a duty on local jurisdictions to *maintain* an adequate site inventory for every RHNA income level throughout the planning period. Gov't Code § 65863(a).

² Available at https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

The city must provide sufficient evidence that these sites are likely to be built during the production period. Specifically, the city must make findings supported by substantial evidence in the record that the sites included in the revised Housing Element will see a discontinuation of their current use that would allow for new development. Gov't Code § 65583.2(g)(2).

The Foothill Heights apartments present a particular problem in demonstrating likelihood of development. Attachment B proposes that this site would go from a current density of 20 dwelling units per acre to a “new” completely unchanged density of 20 du/a.³ At present, this development consists of 119 apartments. Assuming a full buildout at the 20 du/a cited, this parcel would produce 129 homes—a mere 10 net new homes. Though this apartment building is older, it has received periodic renovations. Absent additional information, it is not plausible that the owner of a well-tenanted and maintained apartment building that could have been redeveloped at an existing permissible density would suddenly choose to do so in the next eight years absent significant additional incentives, especially for only 10 additional rentable units.

The history of the Hamptons Apartments underscores the vanishing likelihood of redevelopment *of any sort* on the site of existing apartment buildings in Cupertino. This collection of sites was included in Cupertino's 5th RHNA Cycle Housing Element, and is subject to an existing development agreement dating to 2016 for the demolition of a 342-home development and the construction of 942 total homes (a net of 600 new homes). That development agreement will expire in 2026. Yet, in 6 years, despite an existing entitlement, the site owner has not elected to develop on this site.⁴ This history demonstrates that aggressive increases in density—without other incentives—may not be enough to ensure that a site occupied with current multi-family residential uses is likely to be redeveloped to accommodate additional homes.

Indeed, of the applications to build new multi-family homes in Cupertino over the 5th Cycle—including those on sites not identified in the Housing Element—almost all have been on underutilized commercial land, not existing residential. As such, absent clear evidence from the site owner of the Aviare apartments (presently approximately 140 homes), changing the permissible density—without additional incentives—at that site is unlikely to generate new housing.

Moreover, from the standpoint of countering displacement and ensuring an equitable Housing Element, we question the inclusion of *any* site (such as these three) that contains many existing homes. All told, contemporaneous redevelopment of these three sites would represent the

³ It is not clear to us if this recommended density is correct. At 20 du/a, the density is 10 du/a short of the safe-harbor density the law presumes makes affordable housing feasible in jurisdictions, such as Cupertino, that sit in a metropolitan county. Gov't Code § 65583.2(c)(3)(B)(iv). If the city wishes to make this site available for affordable housing in the Housing Element, then it must be rezoned for a density of at least 30 du/a, or the city must otherwise provide evidence showing that the site will be redeveloped as affordable housing.

⁴ Though HCD's Site Inventory Guidebook purports to allow a development agreement to satisfy substantial evidence standards, the agreement in question is extremely stale and reflects economic conditions from nearly a decade ago. Moreover, analyzing this set of sites is complicated by the fact that these APNs do not appear either as a pipeline project or as recommended sites in the parcel list in Attachment B. As such, no proposed new density is publicly known.

displacement of up to 601 households. If the city chooses to include these sites, then it must describe what steps it will take and which programs it will commit to in order to prevent displacement of existing residents.

4. Likelihood of development of pipeline projects.

Attachment B proposes that the city account for 2933 new homes through pipeline developments. Though HCD allows for the inclusion of pipeline projects, Attachment B appears to assume that *all* 2,402 new homes in the Vallco Shopping District—a figure that corresponds precisely and only to the currently approved Vallco SB 35 project—will be likely to be built during the 6th Cycle. While building more homes at a faster rate is desirable, this assumption requires evidentiary support⁵ and is unlikely given the history of this site and the size of the project.

The currently-approved Vallco SB 35 project received entitlement in September 2018, nearly four years ago, but not a single new home has yet been permitted or built. In that time, the project has faced numerous regulatory and legal headwinds, including litigation instituted by a sitting member of the City Council, and has been the subject of a pattern or practice of delay. To date, the western half of the preexisting Vallco Mall has been demolished, and some site preparation work has occurred. The eastern portion of the mall still stands and contains operating businesses (most notably Benihana restaurant, Bowlmor, and the Cupertino Ice Center skating rink). The city and the project applicant remain in dispute over impact fees—both existing and new fees, which would affect the project’s feasibility. Additionally, the applicant and the Santa Clara County Department of Environmental Health continue to work through a formal site remediation process. This non-exhaustive list of factors renders little-to-no probability that *all* 2,402 homes are likely to be built over the next eight-year cycle. Even absent these Vallco-specific concerns, eight years would be an ambitious timeline for a project of this size covering a site of over 50 acres and millions of square feet of development, including the largest green roof in the world and seven 20-22 story towers. The city should therefore discount this number of units by those which are *not* likely to be built during the 6th Cycle, consistent with realistic capacity analysis.

If the city wishes to include *all* 2,402 new homes associated with the Vallco SB 35 project, then it needs to lay out a clear narrative of the expected timeline with clear targets covering the 8-year span of the 6th Cycle, as well as the steps the city will take to remove barriers to producing these homes. If these steps are not taken according to the timeline, then the city should commit to identifying alternative sites.

5. Inclusion of Vallco Shopping District sites outside the Vallco Mall parcels.

Attachment B proposes no additional parcels inside the Vallco Shopping District outside the pipeline project at the Vallco Mall site. However, the map in Attachment A highlights at least two parcels (the “Simeon” site and the Hyatt House, both identified by their APNs above), which are

⁵ As with any other non-vacant site proposed for inclusion in the Housing Element, this site must satisfy the substantial evidence requirements created by AB 1397 (2017). Gov’t Code § 65583.2(g)(2).

not part of the Vallco SB 35 pipeline project, and which do not appear elsewhere on the parcel list in Attachment B (or on the list in Attachment C). This inconsistency should be resolved and the sites must be either definitively excluded or specifically accompanied by recommended densities and land use designations.⁶ Both sites would require General Plan amendments to permit residential uses. Of them, the Hyatt House is a newly constructed hotel that opened in April 2019 and should not be included in the site inventory, absent evidence that such use would be discontinued during the 6th Cycle.

6. Insufficient buffer (currently 25%).

In the 5th RHNA Cycle, Cupertino relied on a roughly 40% buffer to ensure it had planned based on sufficient realistic capacity. Though most of Cupertino's proposed sites were not built, each site *did* receive a project application. Yet, despite this result, Attachment B relies on a lower 25% buffer. The city should evaluate whether increasing this buffer is merited. Indeed, as it stands, the current buffer is likely to be fully eroded after the following controls are applied:

- A. Accounting for *net* new units instead of *gross* new units as discussed in the EMC memo
- B. Accounting for realistic capacity analysis as required
- C. Accounting for likelihood of development of displacement sites
- D. Accounting for likelihood of development of pipeline projects—especially the Vallco SB 35 project

Since the City has received insufficient feedback from site owners—that would provide the substantial evidence required under Government Code section 65583.2(g)(2)—the city may wish to consider the alternative likelihood of development formula described in HCD's Site Inventory Guidebook at pages 20 to 22, which rates likelihood of development by discounting zoned capacity based on historical performance of all Housing Element sites during the prior RHNA cycle, and as described by Prof. Christopher Elmendorf in *Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework* 47 Ecology Law Quarterly 973-1060 (2020). This standard may provide the city with more flexibility and predictability over time.

7. Reused non-vacant sites from the 5th RHNA Cycle.

Attachment B notes a number of pipeline projects, some of which appeared in the 5th RHNA Cycle Housing Element (Vallco, Marina Plaza, Westport). Likewise, the map at Attachment A highlights sites that were part of Cupertino's 5th RHNA Cycle Housing Element (in addition to those in Attachment B, the map includes the Hamptons Apartments). California law prescribes specific treatment for such sites—namely the establishment of a by-right approval process for certain types of housing developments on said sites. Gov't Code § 65583.2(c); *see also* HCD Site Inventory Guidebook (June 10, 2020) at 11-15 (explaining the process for reusing non-vacant Housing Element sites from a prior Housing Element). Though this is an early draft,

⁶ The current Cupertino General Plan provides commercial-only land use designations ("P(CG)") for these two parcels.

consideration of this requirement may influence whether policymakers wish to include such sites in the site inventory.

The HCD Site Inventory Guidebook also notes that the site inventory must also acknowledge that the site was in the prior Housing Element and was not built out. Attachment B makes no such acknowledgment at present.

We wish you and the Commission a productive session this evening and look forward to reviewing the next draft of the site inventory.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'J.R. Fruen', with a long horizontal line extending to the right.

J.R. Fruen
Policy Director

A handwritten signature in blue ink, appearing to be 'Neil Park-McClintick', with a long horizontal line extending to the right.

Neil Park-McClintick
President

Cyrah Caburian

From: Alex Melendrez <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 5:19 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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.

Planning Commission ,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number

of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

Is there a higher resolution version of the map in Attachment A available to facilitate analysis?

What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?

What accounts for the 775-home shortfall between the stated subtotal at page 2 of Attachment B and the sum of the new capacity for the list of parcels above it?

When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Alex Melendrez

alex@yimbyaction.org

140 Portola W Ay

San Bruno, California 94066

Cyrah Caburian

From: Michael Mar <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 5:32 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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Michael Mar

megamar88@gmail.com

19503 Stevens Creek Blvd #226

Cupertino, California 95014

Cyrah Caburian

From: Kirsten Squarcia
Sent: Tuesday, April 26, 2022 5:32 PM
To: dinelle.rudd@gmail.com
Cc: City Clerk
Subject: RE: Concerns of Draft Site Inventory

Good evening (Planning Commission Bcc'd in this email), the City Clerk's Office is in receipt of your comments for the April 26 Planning Commission, Agenda Item 3. I am copying the Planning Commission and Planning staff so that your comments may be received and since this item pertains to their agenda. Regards, Kirsten

Members of the public wishing comment on an item on the agenda may do so in the following ways:

- 1) E-mail comments by 5:00 p.m. on Tuesday, April 26 to the Commission at planningcommission@cupertino.org. These e-mail comments will be received by the Commission members before the meeting and posted to the City's website after the meeting.*
- 2) E-mail comments during the times for public comment during the meeting to the Commission at planningcommission@cupertino.org. The staff liaison will read the emails into the record, and display any attachments on the screen, for up to 3 minutes (subject to the Chair's discretion to shorten time for public comments). Members of the public that wish to share a document must email planningcommission@cupertino.org prior to speaking.*



Kirsten Squarcia

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



From: Dinelle Rudd <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 4:09 PM
To: City Clerk <CityClerk@cupertino.org>
Subject: Concerns of Draft Site Inventory

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City Clerk Kirsten Squarcia,

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The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

Is there a higher resolution version of the map in Attachment A available to facilitate analysis?

What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?

What accounts for the 775-home shortfall between the stated subtotal at page 2 of Attachment B and the sum of the new capacity for the list of parcels above it?

When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Dinelle Rudd

dinelle.rudd@gmail.com

82 Lewis Road

Belmont, Massachusetts 02478

Cyrah Caburian

From: Kirsten Squarcia
Sent: Tuesday, April 26, 2022 5:32 PM
To: cunninghamconniel@gmail.com
Cc: City Clerk
Subject: RE: Concerns of Draft Site Inventory

Good evening (Planning Commission Bcc'd in this email), the City Clerk's Office is in receipt of your comments for the April 26 Planning Commission, Agenda Item 3. I am copying the Planning Commission and Planning staff so that your comments may be received and since this item pertains to their agenda. Regards, Kirsten

Members of the public wishing comment on an item on the agenda may do so in the following ways:

- 1) E-mail comments by 5:00 p.m. on Tuesday, April 26 to the Commission at planningcommission@cupertino.org. These e-mail comments will be received by the Commission members before the meeting and posted to the City's website after the meeting.*
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Kirsten Squarcia

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



From: Connir Cunningham <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 4:13 PM
To: City Clerk <CityClerk@cupertino.org>
Subject: Concerns of Draft Site Inventory

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.

City Clerk Kirsten Squarcia,

I am pleased to see the Housing Element process moving forward. There are many sites I recognize and think would make excellent homes. My preferred sites are those along McClellan Blvd, Stevens Creek Blvd, De Anza Blvd, Homestead Avenue, and other streets with transit options, stores work places.

I am writing, also, as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

Especially concerning; Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Connir Cunningham

cunninghamconniel@gmail.com

1119 Milky Way

Cupertino, California 95014

Cyrah Caburian

From: Kirsten Squarcia
Sent: Tuesday, April 26, 2022 5:33 PM
To: jxseanhughes@gmail.com
Cc: City Clerk
Subject: RE: Concerns with Draft Site Inventory

Good evening (Planning Commission Bcc'd in this email), the City Clerk's Office is in receipt of your comments for the April 26 Planning Commission, Agenda Item 3. I am copying the Planning Commission and Planning staff so that your comments may be received and since this item pertains to their agenda. Regards, Kirsten

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Kirsten Squarcia

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



From: Sean Hughes <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 4:34 PM
To: City Clerk <CityClerk@cupertino.org>
Subject: Concerns with Draft Site Inventory

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City Clerk Kirsten Squarcia,

I am writing as a concerned, former community member regarding the current draft of the Housing Element Sites Inventory, which appears to have several key issues I would like to see the City rectify as we move forward in the HE process. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I would like to highlight the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

Another example, where the likelihood of development seems questionable: 10641 Merriman Road, Cupertino, CA, 95014 - a newly renovated and sold house (last sold in 2020 according to RedFin) in a neighborhood with poor mobility options - how is the public (or HCD for that matter) supposed to gauge the likelihood of development here?

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Sean Hughes

jxseanhughes@gmail.com

5621 22nd Ave NW Apt 322

Seattle, Texas 98017

Cyrah Caburian

From: Kirsten Squarcia
Sent: Tuesday, April 26, 2022 5:33 PM
To: kelseybanes@gmail.com
Cc: City Clerk
Subject: RE: Concerns of Draft Site Inventory

Good evening (Planning Commission Bcc'd in this email), the City Clerk's Office is in receipt of your comments for the April 26 Planning Commission, Agenda Item 3. I am copying the Planning Commission and Planning staff so that your comments may be received and since this item pertains to their agenda. Regards, Kirsten

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Kirsten Squarcia

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



From: kelseybanes@gmail.com <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 4:38 PM
To: City Clerk <CityClerk@cupertino.org>
Subject: Concerns of Draft Site Inventory

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City Clerk Kirsten Squarcia,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

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Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

kelseybanes@gmail.com

750 North Shoreline Boulevard

Mountain View, California 94043

Cyrah Caburian

From: Kirsten Squarcia
Sent: Tuesday, April 26, 2022 5:34 PM
To: alex@yimbyaction.org
Cc: City Clerk
Subject: RE: Concerns of Draft Site Inventory

Good evening (Planning Commission Bcc'd in this email), the City Clerk's Office is in receipt of your comments for the April 26 Planning Commission, Agenda Item 3. I am copying the Planning Commission and Planning staff so that your comments may be received and since this item pertains to their agenda. Regards, Kirsten

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Kirsten Squarcia

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



From: Alex Melendrez <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 5:19 PM
To: City Clerk <CityClerk@cupertino.org>
Subject: Concerns of Draft Site Inventory

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.

City Clerk Kirsten Squarcia,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

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Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Alex Melendrez

alex@yimbyaction.org

140 Portola W Ay

San Bruno, California 94066

Cyrah Caburian

From: Kirsten Squarcia
Sent: Tuesday, April 26, 2022 5:35 PM
To: megamar88@gmail.com
Cc: City Clerk
Subject: RE: Concerns of Draft Site Inventory

Good evening (Planning Commission Bcc'd in this email), the City Clerk's Office is in receipt of your comments for the April 26 Planning Commission, Agenda Item 3. I am copying the Planning Commission and Planning staff so that your comments may be received and since this item pertains to their agenda. Regards, Kirsten

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Kirsten Squarcia

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



From: Michael Mar <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 5:32 PM
To: City Clerk <CityClerk@cupertino.org>
Subject: Concerns of Draft Site Inventory

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City Clerk Kirsten Squarcia,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

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Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

The above-cited issues lead us to the following questions:

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Michael Mar

megamar88@gmail.com

19503 Stevens Creek Blvd #226

Cupertino, California 95014

Cyrah Caburian

From: J Shearin <shearin.jen@gmail.com>
Sent: Tuesday, April 26, 2022 5:49 PM
To: City of Cupertino Planning Commission; City Clerk
Subject: Housing Sites Inventory needs modification before going forward (item 3, Agenda 4/26/22)

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 Commissioners,

I ask today that a careful look is taken at the Recommended Sites Inventory, as I can see several issues with what has been created. In its present state, it does not pass muster as a list of sites that are likely to have new housing, and does not fulfill the full total requirement of number of new units. Before this can go forward, it should be modified.

The most obvious concern is that several sites listed are extremely unlikely to have housing built on them in the next cycle. One of these is the Hyatt House, which is very new, but there are several other sites, such as ones near the 99 Ranch Market on North Wolfe. To count these as part of the total housing that is planned to be built is not reasonable. It also calls into question whether all the owners of these properties have had a full discussion with the city about putting housing on them or have offered their sites as potential housing locations.

There are also other concerns with the Sites Inventory, including that the total number of units in the list do not add up to the total required; that some sites are replacement housing only (without a net gain in housing), and there is no mention of what affordability level that these housing units will have. The anticipated affordability level for each unit is a key component of the Sites Inventory, and is required.

Thank you for your time and hard work with this process, and for considering the input of residents such as myself.

Best Wishes,
Jennifer Shearin
19511 Howard Court

Cyrah Caburian

From: Debra Timmers <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 5:55 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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Planning Commission ,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

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Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Debra Timmers

datimmers@gmail.com

22701 Medina Ln

Cupertino, California 95014

Cyrah Caburian

From: John Geis <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 6:21 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

Follow Up Flag: Follow up
Flag Status: Completed

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Planning Commission ,

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Thank you

John

John Geis

jgeis@yahoo.com

10714 Deep Cliffe Dr

Cupertino, California 95014

Cyrah Caburian

From: Yvonne Thorstenson <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 6:30 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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Planning Commission ,

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Yvonne Thorstenson

yrthor@gmail.com

7744 Robindell Way

Cupertino CA, California 95014

Cyrah Caburian

From: John Zhao <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 7:00 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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Planning Commission ,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

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No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number

of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

Is there a higher resolution version of the map in Attachment A available to facilitate analysis?

What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?

What accounts for the 775-home shortfall between the stated subtotal at page 2 of Attachment B and the sum of the new capacity for the list of parcels above it?

When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

John Zhao

jzhao098@gmail.com

10411 Lansdale Ave

Cupertino, California 95014

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, April 26, 2022 7:05 PM
To: City of Cupertino Planning Commission
Subject: SB 9 Properties?

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 they trying to put SB 9 Properties in the RHNA numbers for the Housing Element?
No one ever mentioned that before.

Also, why is Cupertino called a High Resource Area? Why? Who called it that? I don't Think it is a High Resource Area.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Anandi Somasundaram <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 7:16 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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Anandi Somasundaram

anandi.somasundaram@gmail.com

10144 Potters Hatch Common

Cupertino, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Kirsten Squarcia <KirstenS@cupertino.org>

Sent: Tuesday, April 26, 2022 7:29 PM

To: Cyrah Caburian <cyrahc@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: Debra Timmers <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 5:55 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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City Clerk Kirsten Squarcia,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

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Debra Timmers

datimmers@gmail.com

22701 Medina Ln

Cupertino, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Kirsten Squarcia <KirstenS@cupertino.org>

Sent: Tuesday, April 26, 2022 7:30 PM

To: Cyrah Caburian <cyrahc@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: John Geis <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 6:21 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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Thank you

John

John Geis

jgeis@yahoo.com

10714 Deep Cliffe Dr

Cupertino, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Kirsten Squarcia <KirstenS@cupertino.org>

Sent: Tuesday, April 26, 2022 7:30 PM

To: Cyrah Caburian <cyrahc@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: Yvonne Thorstenson <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 6:30 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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Yvonne Thorstenson

yrthor@gmail.com

7744 Robindell Way

Cupertino CA, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Kirsten Squarcia <KirstenS@cupertino.org>

Sent: Tuesday, April 26, 2022 7:30 PM

To: Cyrah Caburian <cyrahc@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: John Zhao <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 7:00 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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John Zhao

jzhao098@gmail.com

10411 Lansdale Ave

Cupertino, California 95014

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Subject: FW: Concerns of Draft Site Inventory

From: Kirsten Squarcia <KirstenS@cupertino.org>

Sent: Tuesday, April 26, 2022 7:31 PM

To: Cyrah Caburian <cyrahc@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: Anandi Somasundaram <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 7:16 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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Anandi Somasundaram

anandi.somasundaram@gmail.com

10144 Potters Hatch Common

Cupertino, California 95014

Cyrah Caburian

From: Jenny Griffin <grenna5000@yahoo.com>
Sent: Tuesday, April 26, 2022 7:36 PM
To: City of Cupertino Planning Commission
Subject: Gas Station at 85 and Homestead Rd.

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 is the gas station at 85 and Homestead Road included? This is the only gas station in That area. It is near the Los Altos border. The gas station is used by Sunnyvale, Cupertino and Los Altos and Cupertino Middle School is adjacent. This gas station has one of the last repair And smog stations in the area. This is not an appropriate area for Housing as it is a Vital Service area. A site being a Vital Service area supercedes any demands of HCD. The state cannot Take away Vital Services in our city. It is unethical and illegal.

I do not think it is appropriate under any circumstances to rezone the Sunny View Retirement Home. That is beyond comprehension. HCD is throwing seniors out on the streets.

HCD has no ethics if they are trying to throw vulnerable seniors out of their retirement Communities. This is downright diabolical.

Sincerely,

Jennifer Griffin

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, April 26, 2022 8:11 PM
To: City of Cupertino Planning Commission; Luke Connolly; Piu Ghosh (she/her)
Cc: City Clerk
Subject: 2022-04-26 PC Agenda Item #3 HE site selection - 2 site issues
Attachments: Problem 21710 Regnart lot.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 Planning Commission, Piu and Luke,

I've just look through the Planning Commission material for the Housing Element site selection and it's missing some key information.

1. Identify all the sites that property owners have expressed interest, maybe by adding a new column to all the spreadsheets. This should be provided for both sites that have been proposed and those that have not. It's a key bit of information because knowing an owner is interested would add more probability of development.

2. Add the reason why each site on the Attachment C List of sites NOT recommended are on this list. Just a hint would be helpful.

AND provide a map corresponding to this list.

3. All maps need to be in high resolution.

4. Stop numbering the attachments and refer to them by the city standard A, B, C, etc.

5. PROBLEM: Properties listed below only have one small road in and out on a very tight curve by the Blaney Ave underpass. It's landlocked.

19986 Olivewood St (The Pointe Apartments) 2.93

10716 Rosewood Rd (The Pointe Apartments) 2.59

10730 N. Blaney Ave. (IN Self Storage) 1.76

6. PROBLEM: This property is NOT shown on the map (Att. A) but it's on the "included list". This is a single family home with only .37 acre and a long-time resident. Either the map is wrong or the list (Att. B) is wrong.

10710 N. Blaney Ave. (The Pointe Apartments)

7. PROBLEM: Attached is Page 1 of Att. A, in the Key Map ID 10. I circled what I think may be a mistake in "Total New Units" column. I think it should be 8, NOT 18!

Sincerely,
Peggy Griffin

Recommended Sites Inventory

Key Map ID	Map Area	BA code	Assessor Parcel Number	Area	Site Address/Intersection	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Gross Acres)	Current Maximum (du/ac)	New Density (du/ac)	Total New Units
1	N1A		Creston-Pharlap- A								
		N1	32616014	Creston-Pharlap	10033 Hillcrest Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	0.64	5	5	3
		N1	32616064	Creston-Pharlap	10190 Hillcrest Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	0.53	5	5	2
		N1	32620034	Creston-Pharlap	10231 Adriana Ave, Cupertino Ca 95014	Res Low 1-5	R1-10	1.42	5	5	7
		N1	32616075	Creston-Pharlap	22273 Cupertino Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	1.35	5	5	6
2	N1B		Creston-Pharlap- B								
		N1	32615125	Creston-Pharlap	10330 N Foothill Blvd, Cupertino Ca 95014	Res Medium 10-20	R3	6.48	20	20	129
		N1	32650062	Creston-Pharlap	10050 N Foothill Blvd, Cupertino Ca 95014	Com/Off/Res	P(OA)	0.62	15	20	12
3	N2		Falkgrove								
		There are no sites within this area that are currently recommended									
4	N3		Garden Gate								
		N3	31624016	Garden Gate	10193 Randy Ln, Cupertino Ca 95014	Res ML 5-10	R1-7.5	0.45	10	12	5
new site		Site is currently Right-of-Way			Mary Ave site	Transportation	Transportation	0.75	0	60	45
5	N4		Homestead Villa								
		N4	32602063	Homestead Villa	10860 Maxine Ave, Cupertino Ca 95014	Res LM 5-10	R2-4.25i	0.71	10	10	5
		N4	32014002	Homestead Villa	21855 Homestead Rd, Cupertino Ca 95014	Com/Res	P(CG)	0.8	0	15	12
6	N5		Inspiration Heights								
new site			34216030	Inspiration Heights	10641 Merriam Road, Cupertino, CA, 95014	Res Low 1-5	R1-10	0.33	5	5	2
7	N6A		Jollyman A								
		N6	35920030	Jollyman	20860 McClellan Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	1.27	5	5	6
		N6	35913019	Jollyman	20865 McClellan Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	1	5	5	4
8	N6B		Jollyman B								
		N6	35905133	Jollyman	21050 McClellan Rd, Cupertino Ca 95014	Com/Off/Res	P	0.78	15	15	11
new site			35919043	Jollyman	7540 McClellan Rd, Cupertino Ca	Low Den (1-5 DU/Ac.)	R1-6	0.33	5	10	3
		N6	35920028	Jollyman	20920 McClellan Rd, Cupertino Ca 95014	Quasi-Public	BQ	0.71	0	30	21
9	N7		Monta Vista North								
		N7	35606001	Monta Vista North	10857 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.73	5	15	10
		N7	35606002	Monta Vista North	10867 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.69	5	15	10
		N7	35606003	Monta Vista North	10877 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.25	5	15	3
		N7	35606004	Monta Vista North	10887 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.87	5	15	13
new site			35705010	Monte Vista North	22381 McClellan Rd, Cupertino Ca	Res Low 1-5	R1-10	0.44	5	5	5
10	N8		Monta Vista South								
		N8	36231001	Monta Vista South	20666 Cleo Ave, Cupertino Ca 95014	Res Medium 10-20	P(R3)	0.25	20	35	8
		N8	36231030	Monta Vista South	No address	Res Medium 10-20	P(R3)	0.23	20	35	8
new site			35623057	Monta Vista South	21710 Regnart Rd, Cupertino Ca	Res Very Low S/D	RHS	1.46		5	18
new site			35623001	Monta Vista South	21710 Regnart Rd, Cupertino Ca	Transportation	RHS	0.15		5	1
new site			36638021	Monta Vista South	21530 Rainbow Dr, Cupertino Ca	Res Very Low S/D	RHS	0.43		3.4	4
11	N9		North Blaney								
		N9	31643003	North Blaney	19986 Olivewood St, Cupertino Ca 95014	Res Medium 10-20	R3	2.93	20	30	87
		N9	31643004	North Blaney	10716 Rosewood Rd, Cupertino Ca 95014	Res Medium 10-20	R3	2.59	20	30	77
		N9	31643005	North Blaney	N Portal Ave, Cupertino Ca 95014	Res Medium 10-20	R3	1.64	20	30	48
		N9	31643009	North Blaney	10730 N Blaney Ave, Cupertino Ca 95014	Ind/Res	P(R2, Mini-Stor)	1.76	0	30	52
new site			31643008	North Blaney	10710 N Blaney Ave, Cupertino Ca	Res Low Med 5-10	R-2	0.37	10	30	11
12	N10		Rancho Rincondada								
		There are no sites within this area that are currently recommended									
13	N11		South Blaney								
		N11	36934053	South Blaney	10787 S Blaney Ave, Cupertino Ca 95014	Com/Res	P(CG)	0.54	15	30	16
		N11	36934052	South Blaney	10891 S Blaney Ave, Cupertino Ca 95014	Com/Res	P(CG)	2.7	15	30	81
new site			36939016	South Blaney	20455 Silverado Ave, Cupertino Ca	Com/Res	P(CG)	0.23	25	30	6
14	N12		Oak Valley Neighborhood								
		There are no sites within this area that are currently recommended									
15	S1		Bubb Road								
		S1	35720044	Bubb Road	21431 McClellan Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	0.47	20	100	47
16	S2A		Heart of the City - West								
		There are no sites within this area that are currently recommended									
17	S2B		Heart of the City- Crossroads								
		S2B	32634047	Heart of the City- Crossroads	10125 Bandle Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.09	25	50	54
		S2B	35907006	Heart of the City- Crossroads	20950 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.32	25	30	9
18	S2C		Heart of the City- Central								
		S2C	36905007	Heart of the City- Central	19990 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.46	25	50	23
		S2C	36903005	Heart of the City- Central	20010 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.47	25	50	23
		S2C	31623027	Heart of the City- Central	20149 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.64	25	50	32
19	S2D		City Center Node								
		There are no sites within this area that are currently recommended									
20	S2E		Heart of the City- East								
		S2E	36906002	Heart of the City- East	10065 E Estates Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.9	25	85	76
		S2E	36906003	Heart of the City- East	10075 E Estates Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.53	25	85	45
		S2E	36906004	Heart of the City- East	10075 E Estates Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.29	25	85	109
		S2E	36906007	Heart of the City- East	19550 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.64	25	85	54

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, April 26, 2022 8:22 PM
To: City of Cupertino Planning Commission; Luke Connolly; Piu Ghosh (she/her)
Cc: City Clerk
Subject: RE: 2022-04-26 PC Agenda Item #3 HE site selection - 2 site issues
Attachments: Problem 21710 Regnart lot.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.

CORRECTION on #6 below...Deleted "(The Pointe Apartments)" because it's a home.

Thanks,
Peggy

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, April 26, 2022 8:11 PM
To: PlanningCommission@cupertino.org; luhec@cupertino.org; Piu Ghosh <PiuG@cupertino.org>
Cc: 'City Clerk' <CityClerk@cupertino.org>
Subject: 2022-04-26 PC Agenda Item #3 HE site selection - 2 site issues

Dear Planning Commission, Piu and Luke,

I've just look through the Planning Commission material for the Housing Element site selection and it's missing some key information.

1. Identify all the sites that property owners have expressed interest, maybe by adding a new column to all the spreadsheets. This should be provided for both sites that have been proposed and those that have not. It's a key bit of information because knowing an owner is interested would add more probability of development.
2. Add the reason why each site on the Attachment C List of sites NOT recommended are on this list. Just a hint would be helpful.
AND provide a map corresponding to this list.
3. All maps need to be in high resolution.
4. Stop numbering the attachments and refer to them by the city standard A, B, C, etc.
5. PROBLEM: Properties listed below only have one small road in and out on a very tight curve by the Blaney Ave underpass. It's landlocked.
19986 Olivewood St (The Pointe Apartments) 2.93
10716 Rosewood Rd (The Pointe Apartments) 2.59
10730 N. Blaney Ave. (IN Self Storage) 1.76
6. PROBLEM: This property is NOT shown on the map (Att. A) but it's on the "included list". This is a single family home with only .37 acre and a long-time resident. Either the map is wrong or the list (Att. B) is wrong.
10710 N. Blaney Ave.

7. PROBLEM: Attached is Page 1 of Att. A, in the Key Map ID 10. I circled what I think may be a mistake in “Total New Units” column. I think it should be 8, NOT 18!

Sincerely,
Peggy Griffin

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, April 26, 2022 9:10 PM
To: City of Cupertino Planning Commission; Piu Ghosh (she/her); Luke Connolly
Cc: City Clerk
Subject: ADDING these sites to the HE on South 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.

Dear Planning Commission, Piu and Luke,

Please consider ADDing the following sites:

1. On Stevens Creek Blvd – the Old Pizza Hut site between Staples and Dish Dash.
2. On South De Anza Blvd - the 4 parcels on the WEST side, starting at Rodrigues Ave. go south
 - a. Old shopping center with Crab Lovers
 - b. 3 long parcels
 - c. the U.S. Bank site (10381 S. De Anza Blvd) , near Chipotle

NOTE: The US Bank has closed so jump on it!

Thank you,
Peggy Griffin

Cyrah Caburian

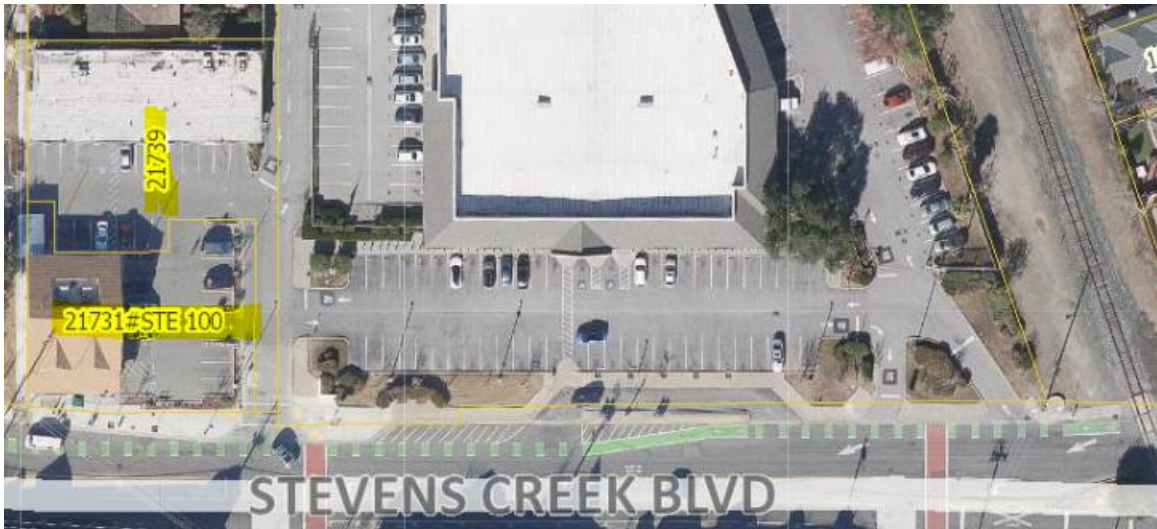
From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, April 26, 2022 9:49 PM
To: City of Cupertino Planning Commission; Piu Ghosh (she/her); Luke Connolly
Cc: City Clerk
Subject: ADD 2 sites in North Monta Vista to HE site list

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 Commissioners, Piu and Luke,

Please consider ADDING these 2 sites

1. The old shopping strip on the west side of the Post Office
 - a. 21739 Stevens Creek Blvd
2. The Starbucks site on the west side of the Post Office
 - a. 21731 Stevens Creek Blvd



Thank you,
Peggy Griffin

Cyrah Caburian

From: Peggy Griffin <griffin@compuserve.com>
Sent: Tuesday, April 26, 2022 10:24 PM
To: City of Cupertino Planning Commission; Piu Ghosh (she/her); Luke Connolly
Subject: You no longer have PC Quorum!

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.

There are only 2 commissioners!
Peggy

Cyrah Caburian

From: Ayushi S <info@sg.actionnetwork.org>
Sent: Tuesday, April 26, 2022 11:43 PM
To: City of Cupertino Planning Commission
Subject: Concerns of Draft Site Inventory

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.

Planning Commission ,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

Bad Math: The number of planned homes (when added up) in the inventory does not actually match the total listed. This means that Cupertino is currently undercounting affordable housing. The analysis also relies on gross housing units, instead of net units, meaning that it is discounting the loss of existing housing options in the process of development.

Displacement Projects: The current inventory cites several possible building sites that would result in mass displacement of existing renters. (in some cases, without even adding more density!) Our calculation shows 600+ families displaced under this plan.

Highly unrealistic: The draft inventory recommends sites that are highly unlikely to be built on—such as the Hyatt House hotel, which was only recently constructed. It also assumes all 2,400 units of Vallco will be built in the next housing cycle, without any benchmarks or mention of how this will be ensured. For reference, it has been 4 years since the project was approved, without a shovel in the ground to this day. There is also no explanation as to how the City arrived at the designated sites, other than a mention that they “likely” reached out to property owners.

No affordability metrics: The inventory includes recommended new land use designations and new site densities, but does not indicate what level of affordability each site is intended to accommodate or why the site was chosen. We note that the city is required to list the number

of homes each site is anticipated to accommodate by each RHNA income affordability level per Government Code section 65583.2(c).

The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

Is there a higher resolution version of the map in Attachment A available to facilitate analysis?

What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?

What accounts for the 775-home shortfall between the stated subtotal at page 2 of Attachment B and the sum of the new capacity for the list of parcels above it?

When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Ayushi S

ayushi_sen@yahoo.com

10341 Tonita Way

Cupertino, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Lauren Sapudar <LaurenS@cupertino.org>

Sent: Wednesday, April 27, 2022 8:05 AM

To: Cyrah Caburian <cyrahc@cupertino.org>

Cc: City Clerk <CityClerk@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: Anandi Somasundaram <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 7:16 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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City Clerk Kirsten Squarcia,

I am writing as a concerned community member regarding the current draft of the Housing Element Sites Inventory, which is extremely problematic with several key issues I would like to see the City rectify before moving forward. While this process is no doubt difficult, we nonetheless need to make sure we do better. In particular, I have observed the following issues:

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Anandi Somasundaram

anandi.somasundaram@gmail.com

10144 Potters Hatch Common

Cupertino, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Lauren Sapudar <LaurenS@cupertino.org>

Sent: Wednesday, April 27, 2022 8:05 AM

To: Cyrah Caburian <cyrahc@cupertino.org>

Cc: City Clerk <CityClerk@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: John Zhao <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 7:00 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

John Zhao

izhao098@gmail.com

10411 Lansdale Ave

Cupertino, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Lauren Sapudar <LaurenS@cupertino.org>

Sent: Wednesday, April 27, 2022 8:05 AM

To: Cyrah Caburian <cyrahc@cupertino.org>

Cc: City Clerk <CityClerk@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: Yvonne Thorstenson <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 6:30 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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City Clerk Kirsten Squarcia,

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Yvonne Thorstenson

yrthor@gmail.com

7744 Robindell Way

Cupertino CA, California 95014

Cyrah Caburian

Subject: FW: Concerns of Draft Site Inventory

From: Lauren Sapudar <LaurenS@cupertino.org>

Sent: Wednesday, April 27, 2022 8:30 AM

To: Cyrah Caburian <cyrahc@cupertino.org>

Cc: City Clerk <CityClerk@cupertino.org>

Subject: FW: Concerns of Draft Site Inventory

From: Ayushi S <info@sg.actionnetwork.org>

Sent: Tuesday, April 26, 2022 11:43 PM

To: City Clerk <CityClerk@cupertino.org>

Subject: Concerns of Draft Site Inventory

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The above-cited issues lead us to the following questions:

Does the map in Attachment A accurately reflect all sites recommended for inclusion in the revised Housing Element?

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What accounts for the discrepancy between the recommended parcels highlighted on the map in Attachment A and those listed in Attachment B?

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When does the city plan to include expected RHNA income affordability levels by site per Government Code section 65583.2(c)?

Ayushi S

ayushi_sen@yahoo.com

10341 Tonita Way

Cupertino, California 95014