

PC HC 06-28-2022

Item #2

Housing Element  
Update Housing Sites  
Selection Inventory

Written Comments

## Cyrah Caburian

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**From:** GEOFFREY PAULSEN <geoffpaulsen@yahoo.com>  
**Sent:** Saturday, June 25, 2022 10:47 AM  
**To:** HousingCommission; City of Cupertino Planning Commission; City of Cupertino Planning Dept.; Housing  
**Cc:** rodsinks@gmail.com; Benjamin Fu; City Council  
**Subject:** Possible housing locations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, all.

First, thank you for your service with long meetings and little pay.

Second, I'd like to offer you a few thoughts on possible housing locations.

As we're more concerned with climate change, and the mental health of those struggling with loneliness and depression, a partial solution is to foster housing developments that reduce driving and encourage interaction with others.

Such developments can be dense (to reduce driving and encourage walk ability), while including attractive tree-shaded gathering places (to promote social interaction).

If such developments are combined with enhanced public transit, these benefits are multiplied.

Therefore, attractively designed and tree-lined higher-rise housing along Stevens Creek Blvd. would provide such solutions, while protecting the integrity of our neighborhoods.

We have several sites that would lend themselves to such opportunities:

1. The land behind the post office.
2. De Anza College parking lots.
3. The Marina Foods area.
4. The corner of Wolfe and Stevens Creek across from The Rise.

We should not fear the complexities of multiple owners and jurisdictions, nor should we shy away from height, which, combined with beautiful design and large tree species, can result in an attractive and sustainable local environment.

Regards, Geoff

Geoff Paulsen, MPA

Founding member, Cupertino Bicycle/Pedestrian Commission Former chair, Cupertino Parks & Recreation Commission  
Former chair, Cupertino Planning Commission

(408) 480-7509

## Cyrah Caburian

**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Monday, June 27, 2022 6:59 PM  
**To:** City of Cupertino Planning Commission; HousingCommission  
**Cc:** City Clerk; Piu Ghosh (she/her)  
**Subject:** 2022-06-27 PC+HC Meeting Item #2 Housing Element OLD ERROR STILL THERE!

**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,

This is really frustrating. The errors listed below were identified AND confirmed by Piu on April 26, 2022 at the previous Planning Commission meeting and still exist!

This was identified at the first Housing Element site selection meeting with the Planning Commission on 4-26-2022!j

It changes the overall count for Garden Gate and North Blaney which is important information.

**REQUEST: PLEASE get this corrected and the documents fixed before tomorrow evenings' meeting. (See below)**

Sincerely,  
Peggy Griffin

### Attachment A – Sites Inventory Table (dated 6/24/2022)

**ERROR1: Page 1, Site #3a is NOT in the Garden Gate area. It is in the NORTH BLANEY area.**

This changes the totals mentioned on

2	0	Fairgrove: There are no sites within this area that are currently recommended									
3	22	Garden Gate									
3a	Tier 2	31624016	10193 Randy Ln	Res MH 5-10	Res Medium 10-20	R1-7.5	R-1C	0.45	10	12	1
3b		ROW	Mary Ave site	P/Res	Res H 30>	T	P(Res)	0.75	0	30	0

6/24/2022

### Attachment D – EMC Memo Attachment A – Sites Narrative.pdf

**ERROR2: Page 3 of 28, Table 2**

Table 2: Comparison of Neighborhood Areas and anticipated future housing units

Neighborhood Area	Number of Units
1: Creston-Pharlap	29
3: Garden Gate	22
4: Homestead Villa	5
6: Jollyman	44
7: Monta Vista North	45
8: Monte Vista South	22
9: North Blaney	61
11: South Blaney	129
Total number of Neighborhood Units	357

June 28, 2022

3

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**ERROR3: Page 7 of 28, Site 3a is NOT in Garden Gate.**

Site 3a at 10193 Randy Lane is NOT in the Garden Gate area! It's in the North Blaney area.

### Neighborhood Area 3: Garden Gate

The Garden Gate neighborhood is predominantly defined by single-family residential homes with pockets of duplexes and apartments, including the Villages of Cupertino apartment site. This area is served by several amenities including shopping and employment opportunities along Stevens Creek and De Anza Boulevards, Garden Gate Elementary, the YMCA, Memorial Park and the Quinlan Community Center.

#### Site 3a: 10193 Randy Ln

Tier 2 Potential Additional Site: 10193 Randy Ln. Parcel #: 31624016. Garden Gate.

**ERROR4: Page 11-12, missing Site 3a which is in the North Blaney area**



## Cyrah Caburian

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Tuesday, June 28, 2022 2:28 PM  
**To:** Piu Ghosh (she/her); Luke Connolly  
**Cc:** City of Cupertino Planning Commission; HousingCommission; City Clerk  
**Subject:** 2022-06-28 PC+HC Meeting, Item #2 HE Site Selection-Staff Report question

**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: Please add this to the Written Communication for tonight's 6/28/2022 Joint Planning/Housing Commission Meeting, Agenda Item #2 Housing Element Site Selection.

Dear Piu Ghosh and Luke Connelly,

On PDF Page 5 of 6, Paragraph 3 of the Staff Report it states the following:

Thus, when reviewing the Sites Inventory Table, the objective should be to maintain the approximate number of units that would result from the recommended Tier 1 sites at the densities specified, depending on the size of the buffer desired. The Housing Commission/Planning Commission can recommend a different buffer percentage for the Council's consideration, if it so chooses. The Commissions should keep in mind that a smaller buffer increases the risk that the City will be required to revise the Housing Element to comply with No Net Loss requirements during the 6<sup>th</sup> Cycle production period. If there are additional sites proposed to be added to the Table, such as Tier 2 sites that include properties in the Heart of the City area located near Cupertino High School, this could allow decisionmakers the ability to remove some of the Tier 1 sites or reduce minimum required site densities.

### *Density Considerations*

I do not understand why adding specifically Tier 2 sites in the Cupertino High School area would make reducing the buffer acceptable? Why not adding sites elsewhere in the Heart of the City do the same thing?

REQUEST: I would appreciate it if you'd explain this in your presentation tonight. Would adding sites elsewhere in the Heart of the City also be just as acceptable? If not, why?

Sincerely,  
Peggy Griffin

## Cyrah Caburian

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**From:** Cyrah Caburian  
**Sent:** Tuesday, June 28, 2022 2:51 PM  
**Subject:** FW: Two Additional Sites on EMC Memo Attachment A-Sites Narrative

Good afternoon,

Please see attached email rec'd for tonight's joint meeting.

Thank you,



### Cyrah Caburian

Administrative Assistant  
Community Development  
cyrahc@cupertino.org  
(408) 777-1374



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**From:** Jennifer Griffin <grenna5000@yahoo.com>  
**Sent:** Tuesday, June 28, 2022 2:44 PM  
**To:** City of Cupertino Planning Commission <PlanningCommission@cupertino.org>  
**Cc:** City Council <CityCouncil@cupertino.org>  
**Subject:** Two Additional Sites on EMC Memo Attachment A-Sites Narrative

**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 was surprised to see Site 18c - 19220 Stevens Creek Blvd. and site 18d - 19440 Stevens Creek Blvd. listed on the Housing Element Sites.

Both of these sites are in the all ready over-burdened construction zone area of East Cupertino. It says they could go to eight stories on these two sites! That is not a good plan.

These two buildings are active retail and commercial and we have lost so much retail in the area already.

It would be a travesty to turn these sites into housing units eight stories tall. There is no place to shop in the area already and we have to go to San Jose or Santa Clara to buy anything.

No one cares about the people who live in Cupertino already and that we have no place to shop.

Please take these sites off the Housing Element site list. The traffic load on Stevens Creek Blvd. in this area is all ready at full capacity and adding any more housing here will cause more traffic woes as

well as overload the schools.

Thank you.

Sincerely,

Jennifer Griffin

## Cyrah Caburian

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**From:** Cyrah Caburian  
**Sent:** Tuesday, June 28, 2022 2:50 PM  
**Subject:** FW: Joint Meeting of PC and HC (6-28-2022) – Item #2 HE Site - Land Use Imbalance  
**Attachments:** LandUse-Imbalance.pdf

Good afternoon,

Please see attached email rec'd via City Clerk for tonight's joint meeting.

Thank you,



### Cyrah Caburian

Administrative Assistant  
Community Development  
cyrahc@cupertino.org  
(408) 777-1374



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**From:** Govind Tatachari <[gtc2k7@gmail.com](mailto:gtc2k7@gmail.com)>  
**Sent:** Tuesday, June 28, 2022 2:08 PM  
**To:** City Clerk <[CityClerk@cupertino.org](mailto:CityClerk@cupertino.org)>; Kirsten Squarcia <[KirstenS@cupertino.org](mailto:KirstenS@cupertino.org)>  
**Cc:** Piu Ghosh (she/her) <[PiuG@cupertino.org](mailto:PiuG@cupertino.org)>; Housing <[Housing@cupertino.org](mailto:Housing@cupertino.org)>; City Attorney's Office <[CityAttorney@cupertino.org](mailto:CityAttorney@cupertino.org)>  
**Subject:** Joint Meeting of PC and HC (6-28-2022) – Item #2 HE Site - Land Use Imbalance

**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,

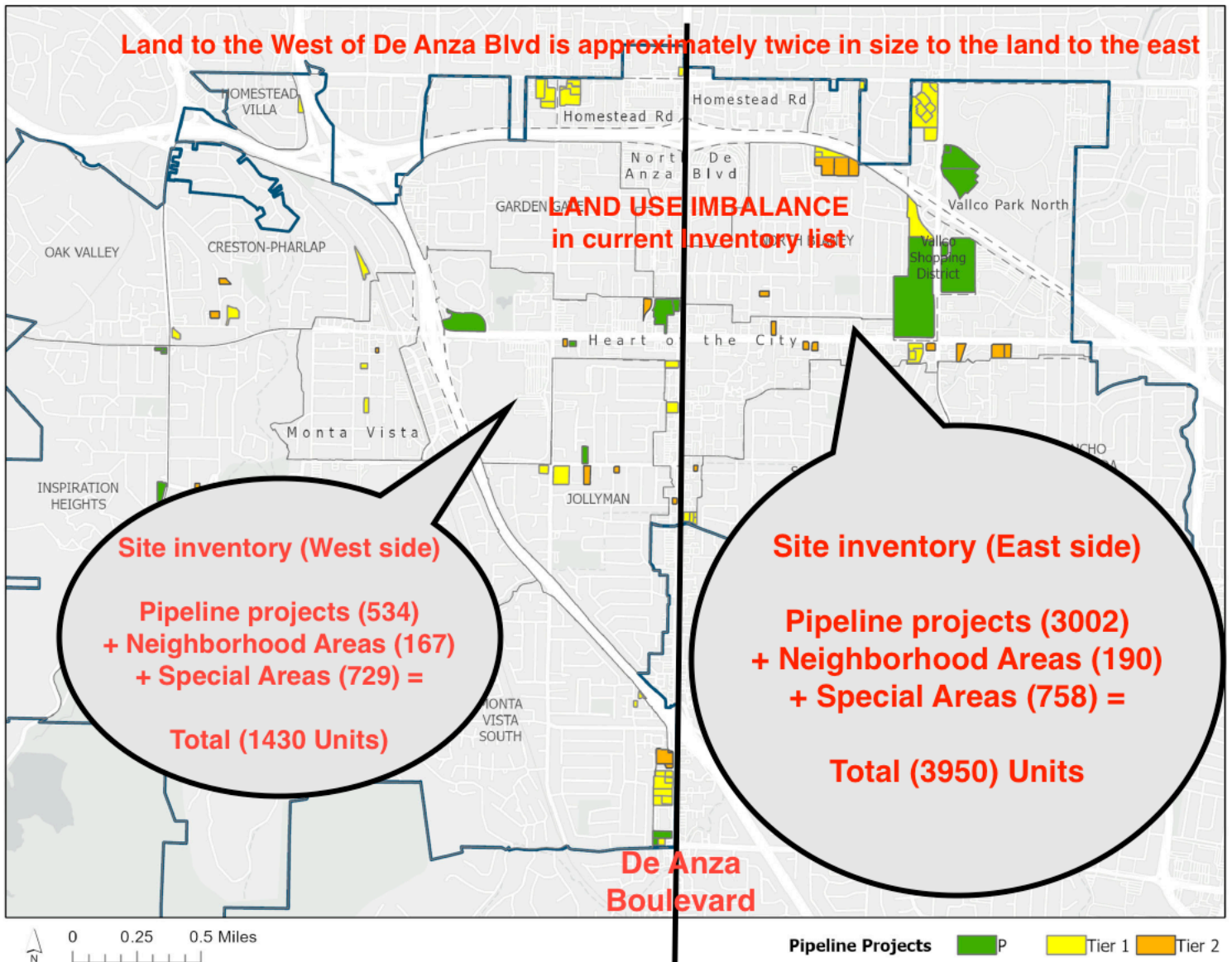
Please include this email and its attachment in the Written Communication for tonight's Joint Meeting of the Planning and Housing Commissions for Agenda Item #2 Housing Element Site Selection Inventory.

Please see enclosed LandUse-Imbalance.pdf

Regards,

Govind Tatachari

## Reference Map for Recommended Sites



## Cyrah Caburian

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Tuesday, June 28, 2022 3:43 PM  
**To:** Piu Ghosh (she/her); Luke Connolly  
**Cc:** City of Cupertino Planning Commission; HousingCommission  
**Subject:** 2022-06-28 Joint PC+HC Meeting Item #2 HE Site Selection - 2 QUESTIONS on Pipeline Projects

**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: Please add this to the Written Communication for tonight's 6/28/2022 Joint Planning/Housing Commission Meeting, Agenda Item #2 Housing Element Site Selection.

Dear Piu Ghosh and Luke Connelly,

Referencing documents:

- Attachment A – Sites Inventory Table.pdf and
- Staff Report

QUESTION1: What determines which Housing Element Cycle RHNA numbers a projects' housing units get counted towards? Is it when they apply for a building permit or when they are issued the permit or what?

QUESTION2: It looks like the Westport and Canyon Crossing pipeline projects have already started construction so would Westport and Canyon Crossing still count all their units towards the new 6<sup>th</sup> Cycle RHNA?

REQUEST: I would appreciate it if you'd explain the answer during your presentation tonight.  
I think it's been answered before but I don't remember and I'm sure others don't either. Thank you.

Sincerely,  
Peggy Griffin

## Cyrah Caburian

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Tuesday, June 28, 2022 4:17 PM  
**To:** Piu Ghosh (she/her); Luke Connolly  
**Cc:** City of Cupertino Planning Commission; HousingCommission  
**Subject:** 2022-06-28 Joint PC+HC Meeting Item #2 HE Site Selection - QUESTION What draft document is sent to HCD?

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Please include this communication as part of the Written Communication for tonight's (6-28-2022) Joint Planning and Housing Commission Meeting, Agenda Item #2 Housing Element Site Selection.

Dear Piu Ghosh

RE: Attachment C – EMC Memorandum.pdf

Starting at the bottom of page 4/page 5 of Attachment "C - EMC Memorandum.pdf" it mentions providing HCD with a "full early draft document".

**QUESTION1:** What document will be provided to HCD? Is this the Housing Element chapter or just the list of HE sites selected or the EIR or what?

**QUESTION2:** When will the General Plan Amendment goals, policies, strategies be written and reviewed?

### GENERAL TIMELINE

Following compilation of a Council-approved Sites Inventory List, the CEQA process will be initiated.

EMC Planning Group

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We will then provide a full early draft document for HCD review, with a 30-day public review period. The sooner we can bring a rough draft to HCD's attention, the better guidance our team will have in keeping our process on track to meet certification deadlines.

### PUBLIC ENGAGEMENT OPPORTUNITIES

Sincerely,  
Peggy Griffin

## Cyrah Caburian

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Tuesday, June 28, 2022 4:51 PM  
**To:** City of Cupertino Planning Commission; HousingCommission  
**Subject:** 2022-06-28 PC+HC Meeting Item #2 - Suggested additional sites

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Please add this to the Written Communication for tonight's 6/28/2022 Joint Planning/Housing Commission Meeting, Agenda Item #2 Housing Element Site Selection.

Dear Planning Commissioners and Housing Commissioners,

In looking at the document "Attachment E – EMC Memo Attachment B – Site Map.pdf", the majority of the enormous number of housing units in the pipeline ready to be approved are located predominantly on the east side of Cupertino. In order to help improve this disproportional allocation, some additional housing needs to be added in the central and west part of Cupertino. This is a HCD requirement. It also helps with traffic congestion, school enrollment, and retail opportunities.

In order to do so, please consider adding the following sites as either Tier 1 or Tier 2:

- On Stevens Creek Blvd, just west of the Cupertino Post Office (behind Starbucks)
- On Stevens Creek Blvd (south side), across the street from the Post Office, between Orange Ave and the Railroad Tracks.
- On Bubb Road from Stevens Creek Blvd to McClellan

Selecting any of these as Tier 1 sites would possibly encourage re-development of some older areas to meet retail and housing needs and bring the buildings up to newer standards, a win-win. As the material for tonight's agenda item #2 mentions several times, Tier 2 sites are ones that can be "backup" sites that could step in if needed.

Thank you.

Sincerely,  
Peggy Griffin



## Cyrah Caburian

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Tuesday, June 28, 2022 6:41 PM  
**To:** City of Cupertino Planning Commission; HousingCommission; Piu Ghosh (she/her); Luke Connolly  
**Subject:** 2022-06-28 PC+HC Meeting Item #2 HE Site Selection - ERRORS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add this communication to the updated Written Communication for the 6-28-2022 Joint Planning and Housing Commission meeting, Agenda Item #2 – HE Site Selection.

Dear Planning Commission, Housing Commission and Staff,

### **MISSING ON MAP**

In Attachment “E – EMC Memo Attachment B – Site Map.pdf”

- MISSING ON MAP - Site 3b in Garden Gate on Mary Ave. is missing from the map and should be updated. I’m assuming it’s the ELI housing.

### **ERROR? – AFFECTS UNIT COUNT!**

In Attachment “A – Site Inventory Table.pdf”

- Site 9a includes parcel #31643008 at 10710 N. Blaney Ave.

In the 4-26-2022 PC meeting, Piu confirmed that the owner was a very long time resident that was not interested in selling/developing.

QUESTION: Has this changed or is this STILL AN ERROR?

If this is still an error then our inventory counts need to be reduced by 10 units!

Sincerely,  
Peggy Griffin

## Cyrah Caburian

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**From:** Liana Crabtree <lianacrabtree@yahoo.com>  
**Sent:** Tuesday, June 28, 2022 6:46 PM  
**To:** City of Cupertino Planning Commission; HousingCommission  
**Subject:** written communication, 6/28/2022, Agenda Item 2: Planning Commission and Housing Commission  
**Attachments:** 20220628\_RT\_51.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners and Housing Commissioners:

Please include this letter as written communication for the 6/28/2022 combined meeting of the Planning Commission and Housing Commission, Agenda Item 2, "Housing Element Update".

If I am permitted to speak during Agenda Item, 2 please share the attached slide during my public comment (20220628\_RT\_51.pdf)

Commissioners may or may not be aware that VTA is in the process of restoring its level of service to something similar to the 2019 New Transit Service Plan (Next Network transit redesign) The 2019 Plan was introduced, then scaled back just a couple of months later due to the pandemic.

The 2023 Transit Service Plan is available for review and public comment through June 2022:  
<https://www.vta.org/2023serviceplan>

An underappreciated bus route that serves Cupertino, as well as Saratoga, West San José, Los Altos, and Mountain View, is VTA Route 51. Route 51 connects West Valley College with De Anza College, Mountain View Transit Center (Downtown Mountain View), and Ames Research Center.

VTA Route 51 also travels within a half mile or less from approximately 25 of the Recommended Housing Element Sites shared in tonight's presentation. Please see the attached slide as reference for the proximity of the sites to Route 51.

Unfortunately, Route 51 does not run often enough to be meet prerequisite requirements for transit-oriented or transit-friendly development, but it has potential!

As you consider priority sites for new housing development, please consider outreach to VTA and Route 51 neighboring cities that could also benefit from adding housing near a very useful bus route. More frequent service, evening service, weekend service would all be welcome changes to Route 51.

Sincerely,

Liana Crabtree  
Cupertino resident

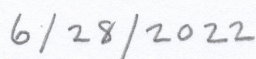
◦ ◦ © ◦ ◦ [vax.sccgov.org](https://vax.sccgov.org) ◦ ◦ © ◦ ◦

For assistance in Español, Tiếng Việt, 中文 or Tagalog, please call the Advice Line at 1-866-870-7725.

◦ ◦ © ◦ ◦ [County of Santa Clara COVID-19 Updates and Quick Links](#) ◦ ◦ © ◦ ◦



## Map



- (A) 3 sites  
Creston - Pharlap  
Hillcrest Rd,  
Cupertino Rd,  
Foothill Blvd
- (B) 3 sites  
South De Anza  
S De Anza Blvd
- (C) 5 sites  
South Blaney  
Silverado Ave,  
S De Anza Blvd,  
Bollinger Rd
- (D) 1 site  
Monta Vista South  
Cleo Ave
- (E) 9 sites  
South De Anza  
S De Anza Blvd  
Prospect Rd
- (F) 2 sites  
Monta Vista Village  
Granada Ave  
Pasadena Ave



## Cyrah Caburian

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**From:** Cupertino ForAll <cupertinoforall@gmail.com>  
**Sent:** Tuesday, June 28, 2022 6:52 PM  
**To:** Steven Scharf; Muni Madhhipatla; Sanjiv Kapil; Vikram Saxena; R Wang; City of Cupertino Planning Commission; City of Cupertino Planning Dept.; Kirsten Squarcia; Connie Cunningham; Kerri Heusler; Tessa Parish; Govind Tatachari; Sue Bose; Piu Ghosh (she/her)  
**Subject:** Re: Joint Planning Commission & Housing Commission meeting of 6/28/2022 - Agenda Item 2 - Housing Element site inventory

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chairs Scharf & Parish and Commissioners:

I write to you this evening on behalf of Cupertino for All, which seeks to create a more inclusive, sustainable, and vibrant Cupertino now and into the future. Key to our mission is education and advocacy in relation to how the city uses the land in its jurisdiction.

We thank staff and the city's outside consultant, EMC Planning, for a much improved proposed site inventory and analysis. We maintain a number of the concerns our organization, members, and individuals in the public raised at the Planning Commission's April 26, 2022 discussion of the site inventory. In particular, we note the following:

### **1. The site inventory is overly reliant on pipeline projects.**

As the staff report notes, 77% of the homes planned to account for Cupertino's 6th Cycle RHNA come from pipeline projects. Two pipeline projects in particular account for the bulk of that figure: 2402 homes in P1 (Vallco/The Rise), and 600 net new homes in P9 (The Hamptons). Combined, these two projects constitute some 84% of all pipeline project homes. Both have been approved for a number of years (2018 and 2016, respectively), but, to date, neither has built a single new home.

Though the staff report underscores that pipeline projects have a high likelihood of development, the large size of these two projects and the length of time since they were approved militates against either being fully built during the 6th Cycle production period--if at all. We encourage staff and EMC Planning to demonstrate how the city will facilitate the full build-out of these homes over the 6th Cycle if Cupertino wishes to count these sites to HCD's satisfaction. The staff report notes the potential infirmity of including some of the pipeline project sites: "We have yet to secure letters from all Pipeline Project property owners stating their intention to build their projects by 2031, but are in the process of doing so and expect to have responses from the property owners confirming their intent to proceed with their respective projects." (EMC Memorandum Attachment C.) We hope that staff's aspirations prove correct. However, to the extent that either site falls into this category, substantiating their likelihood of development is considerably more difficult.

We reincorporate and reiterate our comments of April 26, 2022, with respect to these two projects. The development agreement for The Hamptons is long and now stale. We question whether the economics that underpinned this project application at the time it was brought still prevail today and we encourage the city to undertake an economic feasibility study if it wishes to include The Hamptons. Given that its development agreement will expire early in the production period, Commissioners should consider recommending alternative

back-up sites or expanding the buffer accordingly. Similarly, Vallco/The Rise now approaches four years since its original approval date. Given the unusually large size of this project, and the regulatory hurdles it has encountered, the city should discount the number of units it proposes to include by how many are likely to be built by 2031. Again, Commissioners should consider recommending alternative back-up sites or expanding the buffer accordingly.

## **2. Insufficient buffer.**

With so much of the sites inventory relying on its two least likely pipeline projects, we are concerned that the buffer is too low to meet HCD's requirements and may implicate the No Net Loss Law. Cupertino's 5th Cycle buffer was considerably more ambitious and ultimately helped generate project applications for each Housing Element site, even if not all such sites produced said housing during the production period. We therefore encourage Commissioners to recommend either a greater buffer (either through higher permissible densities on strategic sites or the inclusion of more sites), or the establishment of an alternative set of back-up sites akin to Cupertino's 5th Cycle Scenario B. Doing one or both will minimize the likelihood of HCD's rejection of the 6th Cycle Housing Element as well as the probability of needing to revise the Housing Element mid-cycle if one or the other is unable to be built.

## **3. Misdirection of policy priority.**

We are concerned by the policy direction with respect to "up-zoning." The Housing Element's policy priorities should focus on feasibility so that the plan developed through this process will result in actual production of much-needed homes at all income levels. To the extent that the policy direction minimizing up-zoning reflects an aesthetic preference for smaller structures, Commissioners should refocus their attention on permissible building envelopes and regulations that contribute to building bulk (such as excessive minimum parking requirements) so as to achieve that aim without removing an important tool for producing more affordable housing.

In addition to the above, we remain concerned that Cupertino is missing an opportunity to create a more sustainable and vibrant city through this process by virtue of its avoidance of reform of the Heart of the City Special Area. We strongly endorse the principles of spreading housing opportunity throughout the city and avoiding sites with existing homes that might provoke displacement. At the same time, it is important that we avoid reinforcing our dependence on the automobile. Placing too many homes in sites far from transit or alternative mobility options increases the city's carbon footprint and limits the efficiency of public services. We therefore encourage Commissioners to focus their attention on transportation-oriented development opportunities--such as in The Heart of the City--that bring homes closer to where people work, shop, and play.

Many thanks for the opportunity to comment,

J.R. Fruen  
Policy Director  
Cupertino for All

## Cyrah Caburian

---

**From:** Jennifer Griffin <grenna5000@yahoo.com>  
**Sent:** Tuesday, June 28, 2022 7:07 PM  
**To:** City Council  
**Cc:** City of Cupertino Planning Commission  
**Subject:** Vallco and Very Low Income Sites and Moderate Sites

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council:

How many very low income and moderate income housing sites are Vallco and the Hamptons going to provide? I am concerned that all they are going to provide are market rate or high income housing.

HCD seems to be trying to allow Vallco and the Hamptons to only have high income housing.

Thank you.

Sincerely,

Jennifer Griffin

## Cyrah Caburian

---

**From:** Govind Tatachari  
**Sent:** Tuesday, June 28, 2022 7:42 PM  
**To:** Cyrah Caburian; Luke Connolly  
**Cc:** Steven Scharf  
**Subject:** LU Maps (screen share) for my comments  
**Attachments:** Land Use Ma.pdf; LandUse-Imbalance.pdf; Screen Shot 2022-06-28 at 7.19.26 PM.png

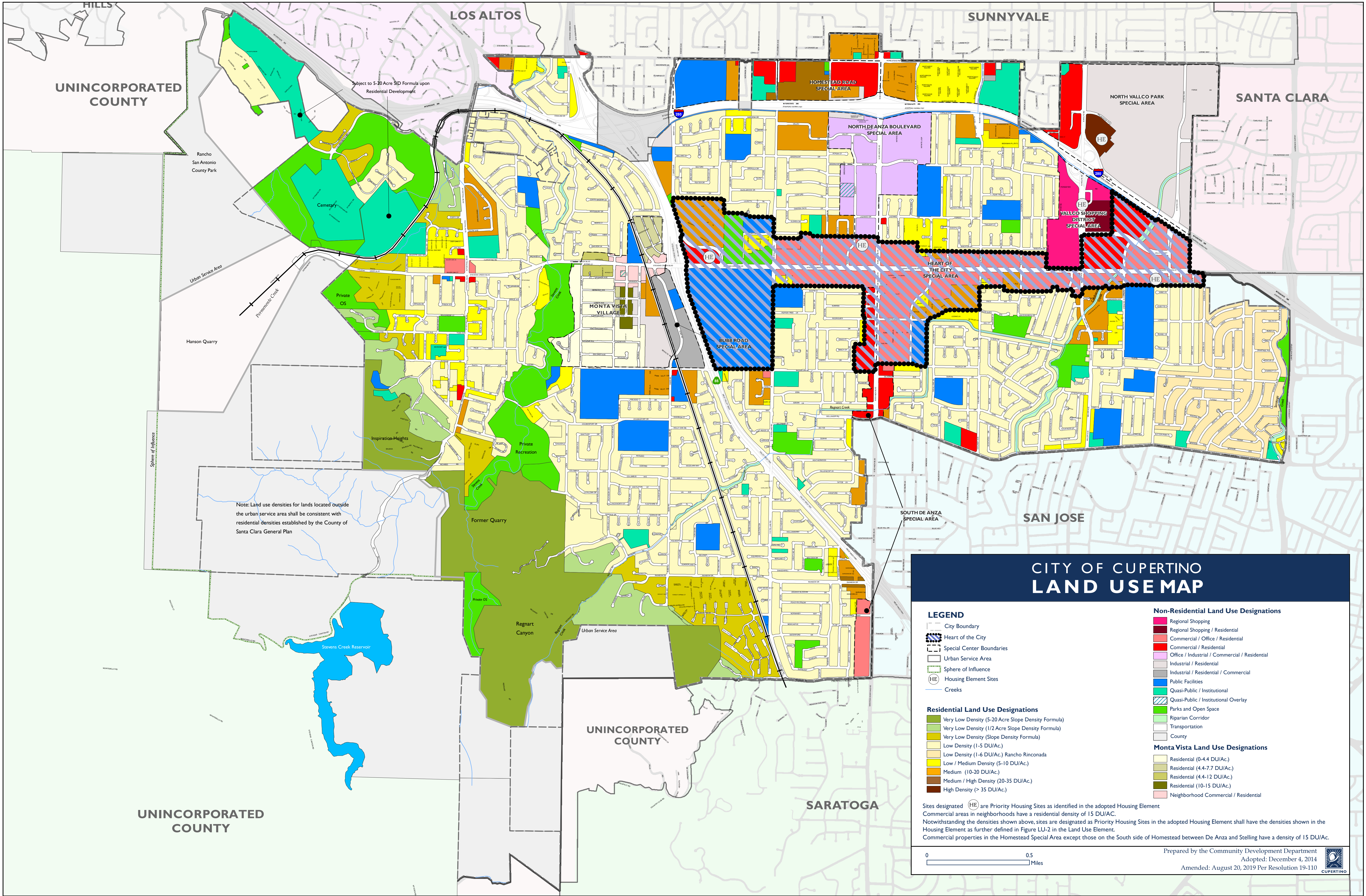
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



**Govind Tatachari**  
Housing Commissioner  
GTatachari@cupertino.org

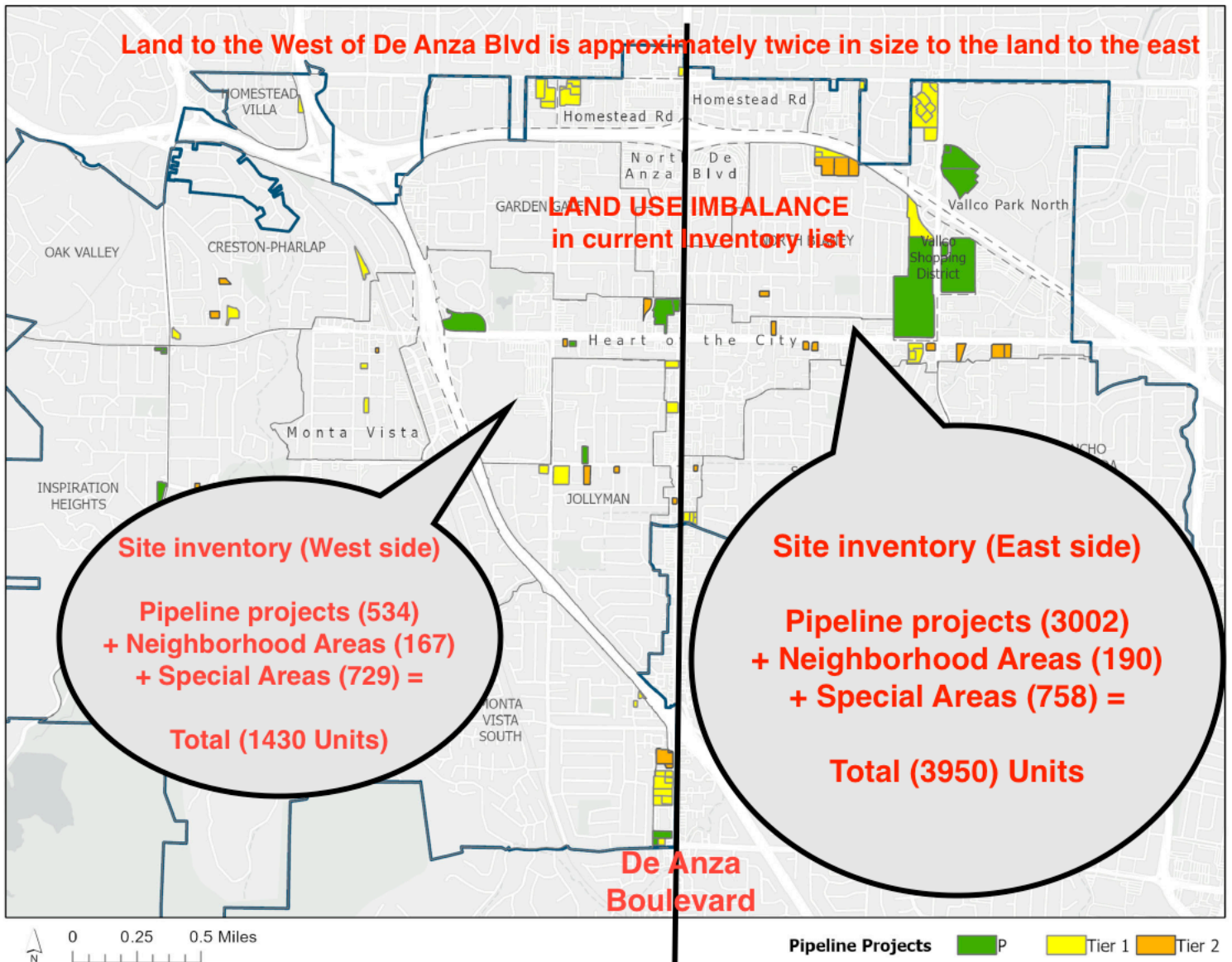








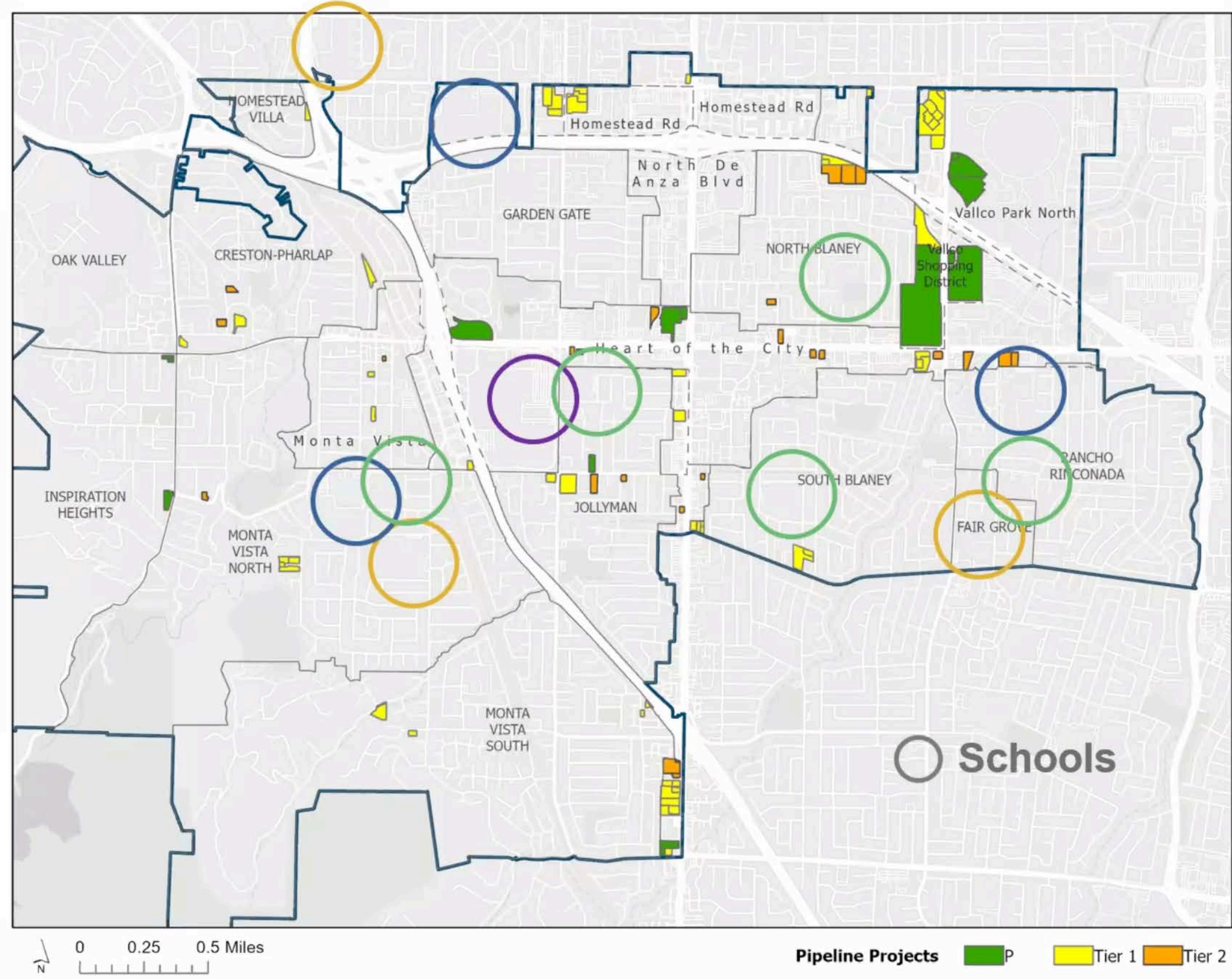
## Reference Map for Recommended Sites





Live Transcription (Closed Captioning) has been enabled

Who can see this transcript? Recording On



## Cyrah Caburian

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**From:** Peggy Griffin <griffin@compuserve.com>  
**Sent:** Wednesday, June 29, 2022 12:11 AM  
**To:** Piu Ghosh (she/her); Luke Connolly  
**Cc:** City of Cupertino Planning Commission; HousingCommission  
**Subject:** 2022-06-28 Joint PC+HC Meeting Item #2-HE Site Selection PLEASE FIX 3 ERRORS

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include this in Written Communication for this item.

Dear Piu, Luke and Ande Flowers (no email address so please forward),

Thank you for all the work you have done on this topic. Below are the errors/corrections that need to be made before this packet goes to Council. Please make sure this gets to whomever needs to make the corrections.

1. In Ande's school "overlay", add Lawson Middle School. It's missing.
2. Site 3a is not in Garden Gate. It is in North Blaney.
3. Site 3b is not shown on the map. It needs to be added to the map. (Attachment E – EMC Memo Attachment B – Site Map.pdf)
4. Site #9a at 10730 N. Blaney Ave...I'll go knock on her door and tell her. It's just not right to do this to someone without their knowledge.

Sincerely,  
Peggy Griffin



## Cyrah Caburian

---

**From:** David Rolnick <daverol@sbcglobal.net>  
**Sent:** Wednesday, June 29, 2022 4:09 PM  
**To:** City of Cupertino Planning Commission; City Council  
**Subject:** Joint Planning Commission/Housing Commission Meeting on June 28

**Follow Up Flag:** Follow up  
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The continuing whining by the several of the Planning Commissioners last night regarding the “unfairness” of most of the planned new housing going in on the east side of town was difficult to listen to. The City Council did a poor job in selection a Planning Commission that represents all interests in the community.

I have several suggestions for adding housing on the west side of town without destroying existing retail business or damaging neighborhoods.

- 1) Westport – The planned development of townhouses and row houses underutilizes that prime piece of property. With interest rates and the cost of labor and materials having risen significantly in recent months, this development may no longer be viable. A higher intensity mixed use (retail and housing) of this land might be in order. I would recommend that the City reach out to the new owner of the property to discuss a different development.
- 2) Sports Center- Are tennis courts along Stevens Creek boulevard a good use of this valuable land? Whenever I pass them they seem to be mostly unused. Perhaps the City could sell off some of the Sports Center land to build housing on the northwest corner of Stevens Creek and Stelling, and relocate the tennis courts.

On the east side of town, the south Vallco area (properties on the north side of Vallco Parkway) should be mixed use (office, retail and housing) in order to better link The Rise with Main Street as the “downtown district.” The current low intensity office use with large parking lots is no longer appropriate.

David Rolnick