

**From:** [Huang Peter](#)  
**To:** [Gian Martire](#)  
**Subject:** Approval for the renovation of the Marina Plaza Shopping Center in Cupertino  
**Date:** Tuesday, November 1, 2022 8:30:50 PM

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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 Gian,  
I am writing this in support for the approval of the Marina Plaza Shopping Center in Cupertino.  
Best Regards!  
Peter and Aihwa Huang  
10369 Tula Lane, Cupertino

Sent from my iPhone

**From:** [Brian Young](#)  
**To:** [Gian Martire](#)  
**Subject:** Expressing my support for the proposed renovation of the Marina Plaza  
**Date:** Tuesday, November 1, 2022 4:42:07 PM

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November 1, 2022

To: Planning Commission  
City of Cupertino

From: Brian Young  
[b.young06@gmail.com](mailto:b.young06@gmail.com)

I am a resident of Cupertino and support the proposed redevelopment of the Marina Shopping Center. Cupertino needs more housing opportunities, especially for entry-level home buyers like my family.

It has been difficult to find new condominium housing choices in Cupertino. Most of the buildings are 15+ years old.

Please approve this project.

Thank you.

**Brian Young**  
21690 Olive Ave  
Cupertino, CA 95014

Wen Chu Yu  
19400 Sorenson Avenue #118  
Cupertino, CA 95014-3447

November 2, 2022

Planning Department Planning Commission  
Cupertino City Hall

Dear Sir:

I am a longtime resident of Cupertino and also operate a number of businesses in town. I am writing to say I am in favor of the redevelopment of Marina shopping mall. When I moved to Cupertino many years ago I worked in this shopping center. I now own my own business but think it is time for a rebuilding of this tired shopping center. Please vote for the project.

*Wen Chu Yu*  
Thank you.

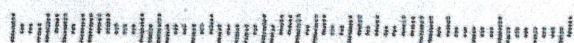
SAN JOSE CA 950

1 NOV 2022 PM 4 L



Planning Department Planning Commission  
Cupertino City Hall  
10300 Torre Avenue  
Cupertino CA 95014

95014-3447



**Lei Garden**  
*Authentic Hong Kong Cuisine*

October 30, 2022

Planning Commission  
City of Cupertino  
10300 Torre Avenue  
Cupertino, CA 95014

Dear Sir:

I am writing to express my support for the proposed reconstruction of Marina Plaza. I was in support of the last approval in 2016 and also am in support of this proposal.

I own the business across the street from the Marina Plaza Center and see the positive changes for the neighborhood if this center was upgraded and redeveloped.

Thank you for accepting my thoughts.

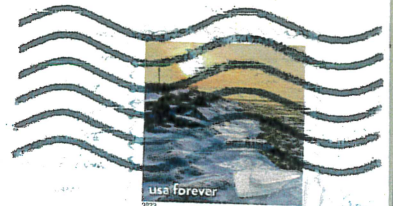
Sincerely

Alan Kuo

Owner

SAN JOSE CA 950

1 NOV 2022 PM 3 L



Planning Commission  
City of Cupertino  
10300 Torre Avenue  
Cupertino, CA 95014

95014-025533



October 30, 2022

Shu-Hui Ilaria Li, 10509 Flora Vista Ave, Cupertino Ca 95014

Mr. Gian Martire

Planning Division

City of Cupertino

10300 Torre Avenue

Cupertino California 95014

Dear Mr. Martire

I saw the large signs on the Marina Plaza shopping center property and am writing to express my support for the planned project. I have shopped at this shopping center for a long time but it needs to be updated. I think the new residential will be a benefit to our community.

Sincerely

A handwritten signature in black ink, appearing to read 'Shu-Hui Li', written in a cursive style.

Shiu-Hui Li



October 31, 2022

Mr. G. Martire  
Planner  
City of Cupertino  
10300 Torre Avenue  
Cupertino, CA 95014

**Subject:**    *Change of Marina Plaza Shopping Center*

Dear Mr. Martire:

*I am involved in real estate brokerage and do much business in Cupertino. I am writing to support the planned renovation of the Marina Plaza Shopping Center into condominium homes and retail shops.*

*As I see the real estate business first-hand, the existing center is very tired and needs much renovation. The proposed plans will bring new life to this very busy intersection and make it a very upscale shopping area.*

*Adding the new condominium homes will provide an opportunity to consider moving to Cupertino which has been one of my considerations but housing choices are very limited up till now.*

Thank you.

  
Hans Masli

Post Office Box 381085  
Milpitas, CA 95063-1085

## Cyrah Caburian

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**From:** alysa sakkas <asakkas@gmail.com>  
**Sent:** Monday, November 7, 2022 12:32 PM  
**To:** City of Cupertino Planning Commission  
**Cc:** Gian Martire  
**Subject:** Marina Plaza redevelopment project

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

Dear Planning Commission,

As I will not be able to attend the Commission meeting on Thursday, I am writing to support the Marina Plaza redevelopment project, representing myself.

I think the Marina Plaza redevelopment project will be beneficial to the community of Cupertino. I am thankful and have been very impressed by the project developers' professionalism and thoughtfulness to reach out and seek the input of the community and organizations such as Cupertino's sister cities associations and Cupertino Fine Arts Commission. The project will reflect the incorporation of the four sister cities' attributes giving a community focus that is both specific and unique to our community. It will also provide some needed housing and provide for community gathering opportunities, such as the large plaza and the free use of the community room for all 501(3)C Cupertino non-profit organizations.

I urge the Planning Commission to support this community-focused project.

Respectfully,  
Alysa Sakkas  
Cupertino-Toyokawa Sister Cities Inc., President  
Representing myself

## Cyrah Caburian

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**From:** Helene Davis <helene@crewdavis.com>  
**Sent:** Tuesday, November 8, 2022 5:22 PM  
**To:** City of Cupertino Planning Commission  
**Subject:** Marina Development

**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,

It has come to my attention that the Marina Plaza redevelopment project is coming before the Planning Commission this Thursday.

I am writing in support of this project. The developers have done their due diligence by reaching out to the community. They have incorporated community gathering spaces and designed housing that will appeal to a younger demographic as well as us older folks who might want to downsize some day.

I'm especially excited about the aspect of involving all four sister cities in some way. Just to be clear, I am not representing my organization or my board but myself as a private citizen. I feel this project will bring new vitality and energy to this area.

Respectfully,

Helene Davis  
President  
Cupertino Cupertino Sister Cities  
(Representing myself)



## Cyrah Caburian

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**From:** Gian Martire  
**Sent:** Wednesday, November 9, 2022 3:07 PM  
**To:** Cyrah Caburian  
**Subject:** FW: Approval for the renovation of the Marina Plaza Shopping Center in Cupertino

Gian Martire  
Senior Planner  
Community Development  
GianM@cupertino.org  
(408) 777-3319

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

From: Huang Peter <peteripr@hotmail.com>  
Sent: Tuesday, November 1, 2022 8:31 PM  
To: Gian Martire <GianM@cupertino.org>  
Subject: Approval for the renovation of the Marina Plaza Shopping Center in Cupertino

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 Gian,  
I am writing this in support for the approval of the Marina Plaza Shopping Center in Cupertino.  
Best Regards!  
Peter and Aihwa Huang  
10369 Tula Lane, Cupertino

Sent from my iPhone

## Cyrah Caburian

---

**From:** Gian Martire  
**Sent:** Wednesday, November 9, 2022 3:07 PM  
**To:** Cyrah Caburian  
**Subject:** FW: Expressing my support for the proposed renovation of the Marina Plaza



### Gian Martire

Senior Planner  
Community Development  
GianM@cupertino.org  
(408) 777-3319



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**From:** Brian Young <b.young06@gmail.com>  
**Sent:** Tuesday, November 1, 2022 4:42 PM  
**To:** Gian Martire <GianM@cupertino.org>  
**Subject:** Expressing my support for the proposed renovation of the Marina Plaza

**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.

November 1, 2022

To: Planning Commission  
City of Cupertino

From: Brian Young  
[b.young06@gmail.com](mailto:b.young06@gmail.com)

I am a resident of Cupertino and support the proposed redevelopment of the Marina Shopping Center. Cupertino needs more housing opportunities, especially for entry-level home buyers like my family.

It has been difficult to find new condominium housing choices in Cupertino. Most of the buildings are 15+ years old.

Please approve this project.

Thank you.

**Brian Young**  
21690 Olive Ave  
Cupertino, CA 95014

## Cyrah Caburian

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**From:** Gian Martire  
**Sent:** Wednesday, November 9, 2022 3:20 PM  
**To:** Cyrah Caburian  
**Subject:** FW: Marina Plaza

Fyl

Gian Martire  
Senior Planner  
Community Development  
GianM@cupertino.org  
(408) 777-3319

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

From: Jerry Kozina <kozina@sbcglobal.net>  
Sent: Friday, November 4, 2022 12:26 PM  
To: Gian Martire <GianM@cupertino.org>  
Subject: Marina Plaza

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.

I strongly object to any height, setback, common open space, density waivers.

Such waivers will impact public safety and our fire departments. Developers should follow the agreed guidelines.

Gerald Kozina

Sent from my iPhone

October 31, 2022

Planning Department Manager  
Cupertino City Hall  
10300 Torre Avenue  
Cupertino, CA 95014

**Marina Plaza Shopping Center**

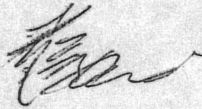
To: Planning manager:

I own a business in Marina Plaza shopping center called Duan Chun Zhen. I have been there with my restaurant since early 2021.

I want to offer my support for the change to the shopping center to residential and retail spaces. I am planning to stay in this location and lease a new space in the shopping center when it is built.

While my business is good, the shopping center is currently not new and makes it harder to attract new customers. I look forward to keeping my customers and serving them from a new shopping center.

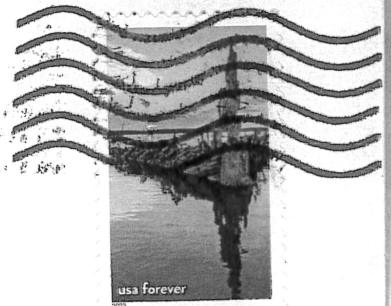
Very Truly Yours,  
Owner



Star of Celestial Cuisine  
10118 Bandlely Drive, Suite H  
Cupertino CA 95014

SAN JOSE CA 950

4 NOV 2022 PM 4 L



Planning Department Manager  
Cupertino City Hall  
10300 Torre Avenue  
Cupertino, CA 95014

95014-325593



October 28, 2022

**Mr. Ben Fu**

**Community Development Director  
Cupertino City Hall  
10300 Torre Avenue  
Cupertino, CA 95014**

**RE:   Redevelopment of Marina Plaza Shopping Center**

**Dear Mr. Fu:**

**As a longtime resident and business owner in Cupertino I am writing to express my complete support and recommendation for the proposed redevelopment of the Marina Plaza Shopping Center.**

**I know the center very well as my Dental Practice was located in this shopping center for many years. I moved my business a little south on DeAnza Boulevard, but my wife and I still frequent the shopping center for my shopping.**

**The proposed new plan will truly enhance this important corner of Cupertino and bring much needed residential homes to the community.**

**Thank you for receiving my comments.**

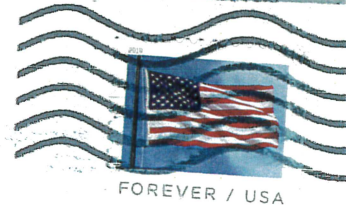
**Sincerely,**



**Mr. and Mrs. Benjamin Shyy, DDS**

**SAN JOSE CA 950**

**4 NOV 2022 PM 4 L**



**Mr. Ben Fu  
Community Development Director  
Cupertino City Hall  
10300 Torre Avenue  
Cupertino, CA 95014**

95014-325500





November 1, 2022

City Hall  
Planning Department  
10300 Torre Avenue  
Cupertino, CA 95014

**Expression of Support - Change of Marina Plaza Shopping Center**

To who it may concern:

My wife and I are both residents of the City of Cupertino. We are writing to express our support for the upgrade of the Marina Plaza Shopping center.

I attended the Community meeting in April hosted by the developer. I was impressed with the feel and design of the project and look forward to it becoming a reality for our community. It is clear that this will beautify this important corner of the community.

Sincerely,

S. Ku, PhD  
H. Ku, PhD

10420 Castine Avenue  
Cupertino, CA 95014-1309



Due  
4-1309

SAN JOSE CA 950  
3 NOV 2022 PM 4 L



City Hall  
Planning Department  
10300 Torre Avenue  
Cupertino, CA 95014



## Cyrah Caburian

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**From:** Angela Chen <achenlee8@yahoo.com>  
**Sent:** Thursday, November 10, 2022 11:34 AM  
**To:** City of Cupertino Planning Commission  
**Cc:** Piu Ghosh (she/her)  
**Subject:** November 10 Planning Commission Agenda Items #2

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

Dear Chair Sharf and Planning Commissioners,

I'm writing to support the development project on item# 2 of today's agenda.

After reading the staff report, I think it is a well planned and well balanced project with the much needed residential units. I believe this project as it is designed will thrive and benefit our community on social and economic basis.

Thank you in advance for your consideration to support staff's recommendation to approve the project.

Angela Chen  
35-year Cupertino resident

[Sent from Yahoo Mail on Android](#)

## Cyrah Caburian

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**From:** Kylie Clark <kyliec@wvcommunityservices.org>  
**Sent:** Thursday, November 10, 2022 3:29 PM  
**To:** City of Cupertino Planning Commission  
**Subject:** WVCS Public Comment: 11/10/22 Item 2  
**Attachments:** Item 2 Comment Letter - Cupertino Planning Commission 11-10-22.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.

Hello,

I hope you are doing well! Attached is a public comment from West Valley Community Services regarding Item #2 at tonight's Planning Commission meeting. Please don't hesitate to reach out if you have any questions or concerns.

In community,

Kylie  
(Pronouns: she, her, hers)

[Yes, We Live on Ohlone Land. But What Does That Mean?](#)

-

Kylie Clark  
Assistant Manager of Advocacy & Public Policy  
West Valley Community Services, Inc.  
[10104 Vista Drive, Cupertino, CA 95014](#)  
Email: [kyliec@wvcommunityservices.org](mailto:kyliec@wvcommunityservices.org), Direct: 408.471.6122 | Main: 408.255.8033 | Fax: 408.366.6090

Please support us in uniting the community to fight hunger and homelessness by [donating now!](#)

[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#) | [LinkedIn](#) | [WVCS Blog](#)  
[Chefs of Compassion](#) | [WVCS in The News](#)





November 10, 2022

City of Cupertino Planning Commission  
10300 Torre Avenue  
Cupertino, CA 95014-3202

**Public Comment: 10145 N. De Anza Blvd., 10118 Bandlely Dr. Mixed Use Development**

Honorable Cupertino Planning Commission Chair, Vice Chair, and Commissioners,

West Valley Community Services, a Cupertino-based nonprofit organization that has been providing safety net services to low-income and homeless individuals and families in the west valley region of Santa Clara County for more than 49 years, stands in support of the proposed development of 41,268 sq. ft. of commercial space and 206 condominium units at 10118 Bandlely Dr. being considered today.

It is no secret that we are in the midst of a housing crisis, and are in dire need of more housing. Additionally, Cupertino has been mandated by the state to build thousands of new units. This proposed development is a step in the right direction and can serve as an example of a new mixed use development in the City. Approving projects like this is crucial so that developers and residents can see how these projects can happen in Cupertino.

Mixed-use developments in particular are a great way to build housing while mitigating many of the common concerns that accompany new housing developments. With direct access to stores and services, residents have the opportunity to enjoy the benefits of living close to restaurants, stores, and amenities without getting in their cars. Arterial roads like N. De Anza Blvd. have better access to transportation, which can also help reduce traffic and the need for parking. The new businesses on the site will be a source of revenue for the City, and they provide employment options for Cupertino residents, including those living in the mixed-use development.

Our agency regularly witnesses the impacts of the lack of housing in our area. Many of the individuals we serve are spending the vast majority of their income on rent, are facing eviction, or are experiencing homelessness. This development is an exciting step toward filling the gap in housing, and we strongly encourage you to approve it.

Thank you for your consideration and for your service to Cupertino.

In community,

Josh Selo  
Executive Director  
West Valley Community Services

Kylie Clark  
Assistant Manager of Advocacy & Public Policy  
West Valley Community Services

## Cyrah Caburian

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**From:** Jenny Griffin <grenna5000@yahoo.com>  
**Sent:** Thursday, November 10, 2022 4:55 PM  
**To:** City of Cupertino Planning Commission  
**Cc:** grenna5000@yahoo.com  
**Subject:** Parking at Marina Plaza Redevelopment, Item 2, Plan Com Meeting 11/10/22

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 Commission:

I am concerned about the parking at the Marina Redevelopment being reduced from 402 Spaces to 302 spaces. Cupertino has always been a city that had adequate parking.

Now is not the time to start cutting corners and not provide enough parking spaces.

There is precious little retail and commercial shopping opportunities in Cupertino and The redevelopment will provide more shopping for residents. I don't want to have to Shop outside of Cupertino because there is not enough parking at the future shopping Site.

The number of new homes requires that there be adequate amounts of parking.

Cupertino knows best when it comes to the number of parking spaces and That number has always been good enough for me.

If I can't find a parking space, I will take my business to West San Jose or Santa Clara.

Thank you very much.

Sincerely,

Jennifer Griffin

## Cyrah Caburian

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**From:** Connie Cunningham <cunninghamconniel@gmail.com>  
**Sent:** Thursday, November 10, 2022 4:58 PM  
**To:** City of Cupertino Planning Commission  
**Subject:** November 10, Agenda Item 2, Public Hearing (Tectonic)(aka Marina) Planning Commission

**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.

November 10, Agenda Item 2, Public Hearing (Tectonic) (aka Marina) Planning Commission:

Dear Chair Scharf and Planning Commissioners:

In regards to this planned project, I urge you to recommend that the replacement trees be California Native Trees and that the plants also be California native plants.

On page 11, the discussion of tree replacement gives specifics, but none of the replacements are California Native trees, even the oak trees.

Background:

1. Cupertino has already established their commitment to the environment with the Bird-Safe Design and Dark Skies Ordinance.
2. Also, Cupertino's commitment to the environment includes a robust Climate Action Plan that recognizes the need for native plants.
3. Cupertino has a strong commitment to equity to residents of all incomes with the planting of plants with high habitat value, including shade.

Request #1:

I urge you to change the project trees to California native trees that have high habitat value. These trees will create a neighborhood that supports biodiversity. Biodiversity is plunging worldwide and organizations are working to provide cities, home builders, and developers with the tools they need to fight climate change, using trees, shrubs and grasses to increase biodiversity.

- A. Especially surprising is the use of Engelmann Oaks when there are a number of California native Oak trees that can be considered.
- B. Do not use turf.

Request #2:

Arborists and city planners need to add to their checklist the question: 1) What California native trees, plants and shrubs is the project using? 2) Are these trees and plants of high habitat value, 3) how do these trees support Cupertino's Climate Action Plan 2.0, and, 4) If not, why not? Biodiversity is critical for life on earth, and Cupertino is in an excellent position to support biodiversity.

I urge the Planning Commission to add this checklist to their minds, too, when reviewing any project coming forward. Each project may appear to stand alone, but in reality, each project adds to the tapestry of our environment, and it is critical that all projects work together to provide a sustainable city. Native plants are a major piece of that sustainability.

Sincerely,

Connie Cunningham  
34-year Cupertino resident  
Audubon member, Environmental Action Committee

Subject: Consider a Development Permit, Tentative Map, and Architectural & Site Approval to consider the demolition of approximately 44,000sq. ft. of existing commercial and the construction of three mixed-use buildings with approximately 41,268 sq. ft. of commercial space and 206 condominium units and a Tree Removal Permit to allow the removal and replacement of 92trees. The applicant is also requesting a density bonus, and density bonus waivers for height, setbacks, and common open space; (Application No(s): DP-2022-001, ASA-2022-002, TR-2022-026, TM-2022-003; Applicant(s): Larry Wang (Tectonic Builders Corp.); Location: 10145 N. De Anza Blvd, 10118 Bandleby Dr., APNs 326-34-066, 326-34-043.

Recommended Action: Staff recommends that the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Adopt the First Addendum to a Mitigated Negative Declaration and approve the Development Permit (DP-2022-001) (Attachment 1);
2. Approve the Architectural and Site Approval Permit (ASA-2022-002) (Attachment 2);
3. Approve the Vesting Tentative Map (TM-2022-003) (Attachment 3); and
4. Approve the Tree Removal Permit (TR-2022-026) (Attachment 4).