

CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, CA 95014

CITY OF CUPERTINO  
PLANNING COMMISSION MEETING  
DRAFT MINUTES, September 4, 2018

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**PLEDGE OF ALLEGIANCE**

At 5:30p.m Chairperson Paulsen called to order the special Planning Commission meeting in the Cupertino Community Hall Council Chambers, 10350 Torre Avenue, Cupertino, CA and led the Pledge of Allegiance.

**ROLL CALL**

Present: Chairperson Geoff Paulsen, Vice Chairperson Takahashi and Commissioners David Fung, Don Sun, and Jerry Liu. Absent: None

**APPROVAL OF MINUTES**

1. **Subject:** Draft Minutes of August 14, 2018.

**Recommended Action:** Approve or modify the Draft Minutes of August 14, 2018

Moved by Fung and seconded by Liu to approve the minutes as written. The motion carried 5-0-0.

**POSTPONEMENTS/REMOVAL FROM CALENDAR:** None

**ORAL COMMUNICATIONS:**

Rhoda Fry – annexation of Lehigh Cement Plant

Kelly Richards – Item #2

Phyllis Dickstein – item #2

Jennifer Griffin – new hotel construction at Stern and Stevens Creek

Cathy Helgersen – pollution from Lehigh Cement Plant

Ken Lee – car pollution, housing density

Ignatius Ding – item #2

**WRITTEN COMMUNICATIONS:**

Communications and emails were received regarding Item #2

**CONSENT CALENDAR:** None

**PUBLIC HEARINGS:**

**2. Subject:** Consider adoption of the Vallco Town Center Specific Plan and associated amendments to the General Plan, Zoning Map, Municipal Code, to modify development standards, including heights, density, and residential, commercial, office, and hotel development allocations within the Vallco Town Center Special Area and related actions for environmental review to consider the effects of the project; and consideration of a Development Agreement with Vallco Property Owner, LLC for the property located at 10101 to 10333 N Wolfe Road in the City of Cupertino. Application No(s): GPA-2018-02, Z-2018-01, SPA-2017-01, MCA-2018-01, DA-2015-02 (EA-2017-05; Applicant(s): City of Cupertino (Specific Plan, General Plan Amendments, Zoning, Municipal Code Amendments and Environmental Review) and Vallco Property Owner, LLC (Development Agreement); Location: 10101 to 10333 N Wolfe Road APN# 316-20-080, 316-20-081, 316-20-103, 316-20-107, 316-20-101, 316-20-105, 316-20-106, 316-20-104, 316-20-088, 316-20-092, 316-20-094, 316-20-099, 316-20-100, 316-20-095)

**Recommended Action:** That the Planning Commission adopt the draft resolutions to recommend that the City Council: 1. Certify the Final Environmental Impact Report (FEIR), adopt CEQA findings, a statement of overriding considerations and a Mitigation Monitoring and Reporting Program; 2. Adopt the General Plan amendments required to implement the Specific Plan; 3. Adopt the proposed Vallco Town Center Specific Plan, and associated clarifying/supplemental language; 4. Adopt Municipal Code text amendments; 5. Adopt Zoning Map amendments; and 6. Approve proposed Development Agreement between the City and Vallco Property Owner, LLC

Senior Planner, Catarina Kidd and Principal Planner Piu Ghosh reviewed the Staff Report and answered questions from the Commissioners. Representatives from the project consulting teams: Judy Shanley, David J Powers; Dan Parolek, Opticos Design; Franziska Church, Fehr & Peers; and Gerald Ramiza, Burke, Williams & Sorenson, reviewed the project and answered questions from the Commissioners.

Reed Moulds, Managing Director, Sand Hill Property Company, read a statement on behalf of the ownership of the Vallco Mall property to the Commissioners.

Chair Paulsen opened the public comment period and the following individual(s) spoke:

John Muskivitch

Cathy Helgersen

Dale Jenkins

Greg Schaffer

Jennifer Griffin  
Jean Cohen, UA Local 393  
Donna Austin  
Jan Stokley, Housing Choices  
Richard Schuster, Housing Choices  
Mike Dobrota, Costco  
David Meyer, Silicon Valley at Home  
Sujatha Venkatraman, West Valley Community Services  
Jennifer Shearin  
Neil Struthers  
Bob Stromberg, Destination: Home  
Kinjal Buch  
Sundari Suresh  
K Suresh  
J.R. Fruen  
Eddie Truong, The Silicon Valley Organization  
Jean Bedord  
Suzanne Sclar  
Sophia Badillo  
Andrew Walters, Chamber of Commerce  
Robert Brown  
Al DiFrancesco  
Hannah Follweiler  
Pam Hershey  
Lisa Warren  
Kitty Moore  
Jeonghee Yi  
Winston Shiah  
Kelsey Banes  
Tessa Parish  
Danessa Techmanski  
Chair Paulsen closed the public comment period

Moved by Com. Fung, second by Com. Sun, and carried 5-0-0 to approve Application No.(s) EA-2017-05 per the Draft Resolution.

Moved by Com. Fung, second by Com. Sun, and carried 4-0-1 (Liu voting no) to approve Application No.(s) GPA-2018-02 with revisions to the Draft Resolution:

Make corrections to Table LU-1, Citywide allocations totals; Create "Tier 1.5" with Tier 2 housing, less office and reduced community benefits with the priority: 1) CUSD, 2) FUHSD, 3) 20% BMR including 40 ELI, 4) Traffic contribution, 5) City Hall, 6) PAC;

Amend strategy LU-19.1.2 to allow a mix of rental, ownership and affordable housing  
Moved by Com. Fung, second by Chair Paulsen, and carried 5-0-0 to approve Application  
No.(s) Z-2018-01 per the Draft Resolution.

Moved by Com. Fung, second by Vice Chair Takahashi, and carried 4-0-1 (Liu voting no)  
to approve Application No.(s) SPA-2017-01 with revisions to the Draft Resolution:

Consider creating Tier 1.5 as described above

Moved by Com. Fung, second by Chair Paulsen, and carried 5-0-0 to approve Application  
No.(s) MCA-2018-01 per the Draft Resolution.

Moved by Com. Sun, second by Com. Fung, and carried 4-0-1 (Liu voting no) to approve  
Application No.(s) DA-2015-02 with revisions to the Draft Resolution:

Clarify litigation challenge; Changes related to priorities to Community Benefits;  
Changes related to address Tier 1.5 and commensurate community benefits

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:** None

**REPORT OF THE PLANNING COMMISSION:** None

**ADJOURNMENT:**

The meeting was adjourned at 12:10am to the next regular Planning Commission meeting  
on September 11, 2018 at 6:45 p.m.

Respectfully Submitted:

/s/Beth Ebben  
Beth Ebben, Deputy Board Clerk