

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, CA 95014

CITY OF CUPERTINO
PLANNING COMMISSION MEETING
ACTION MINUTES, November 10, 2020

At 6:45pm Chair Moore called to order the regular Planning Commission meeting. This was a teleconference meeting with no physical location.

ROLL CALL

Present: Chairperson Moore, Vice Chair R Wang, Commissioners Alan Takahashi, David Fung, Vikram Saxena

Absent: None

APPROVAL OF MINUTES:

1. **Subject:** Draft Minutes of October 27, 2020.

Recommended Action: Approve or modify the Draft Minutes of October 27, 2020

Moved by Chair Moore and seconded Vice Chair Wang to: "Approve the minutes as amended". The motion carried 5-0-0.

POSTPONEMENTS: None

ORAL COMMUNICATIONS:

Jennifer Griffin – spoke about the proposed school closures in the Cupertino Union School District

WRITTEN COMMUNICATIONS:

An email was received regarding item #2

PUBLIC HEARING: None

NEW BUSINESS:

2. **Subject:** Review of ABAG's "Regional Housing Needs Allocation Proposed Methodology Report: San Francisco Bay Area, 2023-2031"

Recommended Action: Review the report and recommend whether the City Council should comment on the RHNA process, methodology or proposed preliminary draft local RHNA.

Planning Manager, Piu Ghosh, reviewed the RHNA Report with the Planning Commissioners. She was asked clarifying questions, which she answered. Consulting Attorney from Goldfarb

& Lipman, LLP, Karen Tiedemann, also responded to clarifying questions from the Commissioners.

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

Jennifer Griffin

Chair Moore closed the public comment period.

The Commissioners discussed the proposed methodology, calculation and the baseline numbers for the City shown in the report. They agreed with Staff's recommended comments with the addition of a statement requesting an adjustment be made to the calculations due to pandemic related changes to housing/working needs. They recommended that the City Council send a letter signed by either the City Manager, Mayor or other similar sized/like minded cities. They recommended that the City Council recommend use of the 2019 households as baseline for all reasons from Cities Association's Aug '20 letter and due to unknown pandemic related changes such as net outflow of jobs to other regions and states, work from home, and since unachievable targets are demoralizing. They also recommended that the Council refer to the Embarcadero Institute report that indicates significant double counting particularly because key assumptions in determining the state-wide housing deficit are incorrect – e.g. the vacancy rate is incorrect; this in turn creates a vicious cycle of what the state considers need. Also recommend adding in all the reasons identified by staff such as not too many large sites, job growth unlikely as envisioned in Plan Bay Area 2050, few sites that are good for duplex and triplex development would be considered appropriate for Low Income category under state law, consider the use of Job Proximity – Transit for Moderate and Above-Moderate income categories since these are considered in Plan Bay Area as factors why the City has growth potential and also this does not align with the GHG reduction goals of the region.

OLD BUSINESS:

3. Subject: General Plan Annual Review for the year 2020

Recommended Action: That the Planning Commission provide input into the General Plan Annual Report for the City Council

Planning Manager Piu Ghosh, reviewed the General Plan Annual Report with the Planning Commissioners. She was asked clarifying questions, which she answered.

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

Jennifer Griffin

Chair Moore closed the public comment period.

The Commissioners discussed the changes made to the report from section LU-19.1 through LU-30.2. The provided additional comments and suggestions. Over the next several meetings, they will continue reviewing the changes to the report before it's submission to the City Council in March.

REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: None

REPORT OF THE PLANNING COMMISSION: None

ADJOURNMENT:

The meeting was adjourned at 9:50pm. to the next regular Planning Commission meeting on November 24, 2020 at 6:45 p.m.

Respectfully Submitted:

/s/Beth Ebben
Beth Ebben, Deputy Board Clerk