



West Valley Community Services
10104 Vista Drive, Cupertino, CA 95014
Tel: (408) 255-8033
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www.wvcommunityservices.org

January 19, 2021

RE: Application # M-2020-002

To Whom It May Concern,

I am writing this letter on behalf of Catherine Chen, a Cupertino State Farm Agent and a leader in the business community in the City of Cupertino. This is in relation to her property at 20130 Stevens Creek Boulevard.

Ms. Chen has made many attempts to find a tenant to share the available space at her property, but has struggled, even before the pandemic, to fill the storefront. There are multiple challenges facing the space, including lack of parking, and as such, Ms. Chen is not only losing money monthly, but the City has another empty space that could be used productively to serve the needs of the Cupertino community.

I am encouraging the City of Cupertino to work with Ms. Chen to address this situation, and explore other options for tenants for that space. Ms. Chen is a leader in our community, a member of the City of Cupertino Chamber of Commerce, and has worked closely to support the needs of disadvantaged members of our community by championing the work of West Valley Community Services. Furthermore, in her role as an insurance agent, her work is focused on caring for community members and their families.

I am hopeful our City can show the same care in working with Ms. Chen to find a solution to fill this space.

Sincerely,

Josh Selo
Executive Director

OUR MISSION: Uniting the community to fight hunger and homelessness.

OUR VISION: A community where every person has food on the table and every person has a roof over their head.

OUR VALUES: Compassion, Dignity, Integrity, Service, Diversity, Ingenuity



20455 Silverado Avenue
Cupertino, CA 95014
Tel (408) 252-7054
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January 22, 2021

Cupertino Planning Commission
10300 Torre Avenue
Cupertino, California 95014

RE: Modification to an existing Use Permit (U-2004-01)

Dear Commissioners,

With this letter the Cupertino Chamber of Commerce wishes to express its support for the modification of conditions for the property concerned.

While the intent of creating a mixed-use environment in Cupertino is heartily supported, the application of that requirement to this property has proven to be economically infeasible.

The long-term changes in how people do business has battered retail generally and hurt small retail most significantly. Stand-alone small retail survives principally in the form of fast-food franchises.

The granting of the request does not set precedent as the property is unique. Incorporated into a residential development, this building has distinctive limitations to commercial use of the property. Parking is inadequate for commercial use and, in good faith, the owner has offered the property for commercial use for years without success.

The impracticality of the use of that space for retail is clear to potential customers, potential tenants, and to the property owner. By approving the requested modifications, the planning commission can make this space economically viable.

The Cupertino Chamber of Commerce strongly supports the Draft Resolution recommending that the City Council approve the Use Permit Modification.

Thank you for your most serious consideration of this issue.

Respectfully yours,

Shyam Panchal

Shyam Panchal
President, Board of Directors
Cupertino Chamber of Commerce

To: Cupertino Planning Commission Members
Ray Wang, Vice-Chair; Vikram Saxena; Sanjiv Kapil; Alan Takahashi;
David Fung
From: Ann L. Stevenson
Subject: APN 369-56-001 Zoning Change Request
Date: January 22, 2021

I am writing in support of my friend Catherine Chen, State Farm Insurance Company Agent, who owns the building at 20130 Stevens Creek Boulevard APN: 369-56-001 in Cupertino. I am requesting that you please grant her application to change the designation of the long-time vacant office in her building from retail to commercial.

As a retired Marriage & Family Therapist who practiced in Cupertino for over 30 years, I am aware of the scarcity of available small office space in Cupertino. Although there may not be a need currently during Covid, I would expect that situation to change post-vaccine. Whereas I recognize the necessity of sales tax revenue for the city, it would appear that it might be preferable to realize business license tax rather than having the space sit empty for such a long period.

Catherine is a long-time member of the Cupertino business community. I had the pleasure of serving with her on the Asian-American Business Council of the Cupertino Chamber and appreciated her many contributions on the council as well as on the Chamber Board. She is consistently one of the first to volunteer her time and financial support to numerous organizations and causes in Cupertino and the Santa Clara Valley.

Thanks for your consideration.