



**CITY OF CUPERTINO
PLANNING COMMISSION MEETING
DRAFT MINUTES, SEPTEMBER 14, 2021**

PLEDGE OF ALLEGIANCE

At 6:45 p.m. Chairperson Wang called to order the regular Planning Commission meeting. This was a teleconference meeting with no physical location.

ROLL CALL

Present: Chairperson Wang, Vice Chairperson Scharf, Commissioner Saxena, Commissioner Kapil, and Commissioner Madhhipatla

APPROVAL OF MINUTES:

1. Subject: Draft Minutes of June 22, 2021

Recommended Action: Approve or modify the Draft Minutes of June 22, 2021

Moved by Scharf and seconded by Wang to “Approve the minutes”. The motion carried 3-0-2. (Madhhipatla, Saxena abstain)

2. Subject: Draft Minutes of August 10, 2021

Recommended Action: Approve or modify the Draft Minutes of August 10, 2021

Moved by Scharf and seconded by Wang to “Approve the minutes”. The motion carried 4-0-1. (Kapil abstain)

3. Subject: Draft Minutes of August 24, 2021

Recommended Action: Approve or modify the Draft Minutes of August 24, 2021

Moved by Scharf and seconded by Madhhipatla to “Approve the minutes”. The motion carried 4-0-1. (Wang abstain)

POSTPONEMENTS/REMOVAL FROM CALENDAR: Planning Manager Piu Ghosh notified the Commission that application no.s GPA 2021-001 and MCA-2021-004 have been postponed to the next Planning Commission meeting.

ORAL COMMUNICATIONS:

Paul Soto spoke about housing issues.

WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR: None

PUBLIC HEARING:

4. Subject: Consider amendments to Cupertino Municipal Code Sections 19.56.030 (Table 19.56.030), 19.56.030F, 19.56.040, and Table 19.56.040A and the addition of Section 19.56.080 (Density Bonus Ordinance) to allow density bonuses and other incentives as provided by state law and also to add a subsection in Section 19.56.040 providing additional incentives for affordable housing and a new Section 19.56.080 providing that the Density Bonus Ordinance will be interpreted consistent with state density bonus law. (Application No: MCA-2021-003; Applicant: City of Cupertino; Location: Citywide.)

Recommended Action: That the Planning Commission adopt the draft resolution (Attachment 1) recommending that the City Council:

1. Find the actions exempt from CEQA; and
2. Adopt amendments to Cupertino Municipal Code Sections 19.56.030 (Table 19.56.030) 19.56.030F, and Table 19.56.040A to allow for density bonuses and other incentives as provided by state law; and to add a new Section 19.56.080 providing that the Density Bonus Ordinance will be interpreted consistent with state density bonus law.

Note that the language providing additional incentives is not being proposed at this time.

Planning Manager Piu Ghosh gave a presentation and answered questions from the Commissioners

City Attorney Christopher Jensen answered questions the Commissioners regarding AB 2345, incentives, and concessions.

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

- Administrative Assistant Cyrah Caburian read a letter from Jennifer Griffin.
- Jean Bedord

Chair Wang closed the public comment period.

Commissioners asked questions and made comments.

Scharf moved and Saxena seconded to adopt the draft resolution. The motion carried 3-2-0. (Madhdipatla, Wang voted no)

OLD BUSINESS: None

NEW BUSINESS:

Planning Manager Piu Ghosh introduced Cyrah Caburian.

REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: None

REPORT OF THE PLANNING COMMISSION:

Vice Chairman Scharf attended the California Alliance of Local Electives. The following items were discussed:

- Affordable housing, SB9 and SB10
- Statewide initiative on local land use control scheduled in 2022.

Commissioner Madhdhipatla had comments about AB1174.

FUTURE AGENDA SETTING:

Vice Chairperson Scharf would like to create an ordinance on contaminated sites.

Chairperson Wang would like to get quarterly updates on the Vallco project, review Vallco's project timeline and would like to get ahead of Housing Element and review land use designation.

ADJOURNMENT:

The meeting was adjourned at 8:13 pm to the next Planning Commission meeting on September 28, 2021, at 6:45 p.m.

Respectfully Submitted:

_____/s/Abby Ayende
Abby Ayende, Management Analyst