



**APPROVED MINUTES**  
**CUPERTINO PLANNING COMMISSION**  
Tuesday, April 26, 2022

**REGULAR MEETING**

At 6:45 p.m. Chair Steven Scharf called the Regular Planning Commission meeting to order. This was a teleconference meeting with no physical location.

**ROLL CALL**

Present: Chair Steven Scharf, Commissioners Sanjiv Kapil, Vikram Saxena, R Wang. Absent: Vice Chair Muni Madhhipatla. All Commissioners teleconferenced for the meeting.

**APPROVAL OF MINUTES**

1. Subject: Approve the March 22 Planning Commission minutes  
Recommended Action: Approve the March 22 Planning Commission minutes

Commissioner Wang moved and Chair Scharf seconded to approve the March 22 Planning Commission minutes. Ayes: Scharf, Kapil, Saxena. Noes: None. Abstain: Wang. Absent: Madhhipatla.

2. Subject: Approve the April 12 Planning Commission minutes  
Recommended Action: Approve the April 12 Planning Commission minutes

Senior Assistant City Attorney Michael Woo made correction to minutes under "Future Agenda Setting" to read "SB35 and The Rise at Vallco may be discussed at a future Planning Commission Meeting with no determined meeting date."

Commissioner Wang moved and Chair Scharf seconded to approve the April 12 Planning Commission minutes with amendment. Ayes: Scharf, Kapil, Saxena, Wang. Noes: None. Abstain: None. Absent: Madhhipatla.

**POSTPONEMENTS – None**

**ORAL COMMUNICATIONS** – None

**WRITTEN COMMUNICATIONS** – None

**CONSENT CALENDAR** – None

**PUBLIC HEARINGS** – None

**OLD BUSINESS** – None

**NEW BUSINESS**

3. Subject: Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.  
Recommended Action: That the Planning Commission receive the report and presentation and provide input and recommendations to staff on the Housing Element update process, potential housing sites and strategies to promote housing development.

Senior Planner Luke Connolly introduced Ande Flower of EMC Planning Group who gave a presentation on the Housing Element Update identifying potential housing sites that will be used to promote Housing Development.

Commissioners asked questions and made comments which were answered by Mr. Flower, David Masenten, also of EMC Planning Group, Planning Manager Piu Ghosh, Mr. Connolly, and Mr. Woo, and discussed feedback provided by both the Commission and members of the public.

Written Communications for this item included emails which were received before the meeting and sent to the Commission.

Site Selection was refined from over 300 identified sites to 127, which are organized by neighborhood. Pipeline projects include 2,933 units divided into 8 zones. Sites not recommended for consideration were decided upon based on various factors, such as recent development in the neighborhood among other things.

The following summarizes the recommended neighborhoods and addresses discussed in order of presentation, and each member of the public who spoke during the public comment periods opened and closed by Chair Scharf.

NEIGHBORHOOD AREAS 1 AND 2 (CRESTON-PHARLAP)

10033 Hillcrest Rd., 10190 Hillcrest Rd., 10231 Adriana Ave., 22273 Cupertino Rd., 10330 N. Foothill Blvd., and 10050 N. Foothill Blvd. Pipeline project: 22690 Stevens Creek Blvd. (former Bateh Brothers site).

NEIGHBORHOOD AREA 4 (GARDEN GATE)

10193 Randy Lane.

NEIGHBORHOOD AREA 5 (HOMESTEAD VILLA)

10860 Maxine Avenue, 21855 Homestead Road.

Public Comments:

Jennifer Griffin

Peggy Griffin

Lisa Warren

Janet Van Zoeren

Scott Connelly

JR Fruen

Alok Damireddy

Liana Crabtree

Sean Hughes

NEIGHBORHOOD AREA 6 (INSPIRATION HEIGHTS)

10641 Merriman Road. Pipeline Project: 10625 South Foothill Boulevard (Canyon Crossing).

NEIGHBORHOOD AREAS 7 AND 8 (JOLLYMAN)

21050 McClellan Road, 7540 McClellan Road, 20920 McClellan Road. Pipeline Projects: 20860 McClellan Road, 20865 McClellan Road.

NEIGHBORHOOD AREA 9 (MONTA VISTA NORTH)

10857 Linda Vista Drive, 10867 Linda Vista Drive, 10877 Linda Vista Drive, 10887 Linda Vista Drive, 22381 McClellan Road.

Public Comments:

Jennifer Griffin

JR Fruen

Connie Cunningham

Lisa Warren

John Zhao

NEIGHBORHOOD AREA 10 (MONTA VISTA SOUTH)

20666 Cleo Avenue, APN #362-31-030, 21710 Regnart Road, 201710 Regnart Road, 21530 Rainbow Drive.

NEIGHBORHOOD AREA 11 (NORTH BLANEY)

19986 Olivewood Street, 10716 Rosewood Road, APN #316-43-005, 10730 North Blaney Avenue, 10710 North Blaney Avenue.

Public Comments:

Peggy Griffin

Scott Connelly

Jennifer Griffin

Liana Crabtree

Connie Cunningham

JR Fruen

Lisa Warren

John Zhao

The Commission recessed from 9:03 to 9:08.

NEIGHBORHOOD AREA 13 (SOUTH BLANEY)

10787 South Blaney Avenue, 10891 South Blaney Avenue, 20455 Silverado Avenue.

SPECIAL AREA 15 (BUBB ROAD)

21431 McClellan Road.

SPECIAL AREAS 16-20 (HEART OF THE CITY)

20950 Stevens Creek Boulevard, 19990 Stevens Creek Boulevard, 20010 Stevens Creek Boulevard, 20149 Stevens Creek Boulevard, 10065 East Estates Drive, 10075 East Estates Drive, 19550 Stevens Creek Boulevard.

Public Comments:

Jennifer Griffin

Peggy Griffin

Lisa Warren

Connie Cunningham

Sean Hughes

JR Fruen

Liana Crabtree

Janet Van Zoeren

Jean Bedord

SPECIAL AREAS 21-22 (HOMESTEAD AND STELLING GATEWAY)

APN #s 316-04-064, 316-01-216, 316-01-215, 016-01-217, 316-01-214, 316-01-212, 316-01-219, 316-01-221, 316-01-222.

SPECIAL AREA 23 (MONTA VISTA VILLAGE)

21730 Olive Avenue, 21685 Granada Avenue, 10141 Pasadena Avenue.

Public Comments:

Peggy Griffin

Jennifer Griffin

JR Fruen

Scott Connelly

SPECIAL AREA 24 (SOUTH DE ANZA)

10105 South De Anza Boulevard, 10291 South De Anza Boulevard, 10710 South De Anza Boulevard, 20421 Bollinger Road, 20411 Bollinger Road, 10619 South De Anza Boulevard.

SPECIAL AREA 29 (NORTH VALLCO PARK)

10989 North Wolfe Road, 10801 North Wolfe Road, 10805 North Wolfe Road, 10871 North Wolfe Road, 10883 North Wolfe Road, 10961 North Wolfe Road, 11111 North Wolfe Road.

Public Comments:

Peggy Griffin

Jennifer Griffin

Lisa Warren

Liana Crabtree

JR Fruen

Scott Connelly

The Planning Commission received the report and provided feedback along with public input to the Consultant in preparation to bring the Housing Element Update to Council for adoption.

**STAFF AND COMMISSION REPORTS**

Commissioner Kapil attended Mayor's meeting with commissioners for April and shared general updates from various City Commissions.

**FUTURE AGENDA SETTING**

SB35 and The Rise at Vallco may be discussed at a future Planning Commission Meeting with no determined meeting date.

## **ADJOURNMENT**

At 10:32 p.m., Chair Scharf adjourned the meeting.

/s/Cyrah Caburian  
Cyrah Caburian, Administrative Assistant