

FRIDAY, JUNE 27, 2025

CITY MANAGER'S

# WEEKLY LETTER TO COUNCIL

Mayor Liang Chao  
Vice Mayor Kitty Moore  
Councilmember JR Fruen  
Councilmember Sheila Mohan  
Councilmember R "Ray" Wang

**Dear City Council,**

I hope this message finds you well. Please find below this week's updates on recent and upcoming City news and events.

## 4<sup>th</sup> of July Celebrations

On July 4, I invite you to join the City for a full day of red, white, and blue fun. From morning activities to evening fireworks, Cupertino's 4th of July Celebration is packed with local traditions, live entertainment, and family-friendly festivities. For full details on the day's festivities, visit [cupertino.gov/july4](https://cupertino.gov/july4).



Also, I hope you will enjoy Cupertino's first-ever "Dine Out for the 4th" campaign, which will kick off over the July 4th weekend to support local restaurants and encourage residents to enjoy our city's diverse dining scene. A "Dine Local. Dine In Cupertino" banner was unveiled on Stevens Creek Boulevard at Portal Avenue, and a new webpage featuring an interactive map of participating restaurants is also now live. We are actively marketing on social media. As of today, 18 restaurants have signed up. Learn more at [cupertino.gov/explore/cupertino](https://cupertino.gov/explore/cupertino).



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## Construction Updates from The Rise

MONDAY, JUNE 23, 2025

On Monday, The Rise team issued a project update to thier subscribers. The communication highlights the early completion of the soil import (200k yards) to support future grading efforts and explains that they are ahead of schedule. The next step is to establish a uniform site elevation to prepare for vertical construction. The newsletter also includes project contact information, including a 24-hour construction hotline. Past newsletters from The Rise are available here: [The Rise: News and Updates](#)

## Waymo Operations Update

MONDAY, JUNE 23, 2025

On June 23, staff met with Waymo's Policy & Government Affairs to gain a clearer understanding of Waymo's expansion of its driverless taxi service into Cupertino. Waymo confirmed that as of last week, they have extended their service area to include parts of Cupertino, primarily along the outskirts of Highway 85 and Highway 280. However, commercial service within Cupertino is not yet available and rollout remains pending. Should the service area expand further into Cupertino, a courtesy notice will be provided to the City Council in advance, similar to the notices Waymo issued in April and June 2025. The Waymo team is happy to connect with Councilmembers if you wish.

## Bay Area PIOs Connect Re: Upcoming 2026 Major Events

TUESDAY, JUNE 24, 2025

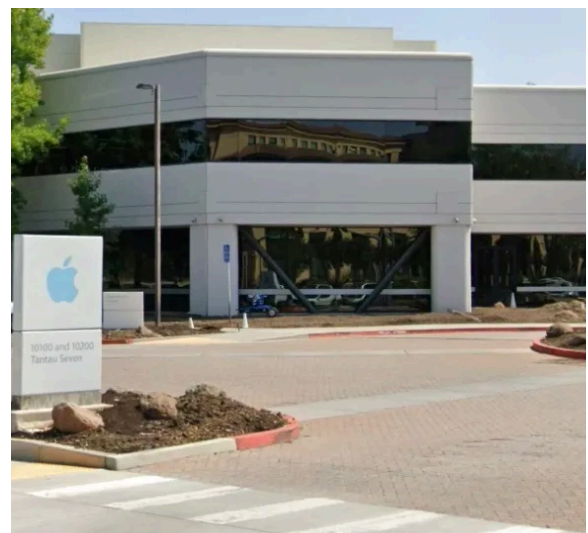
On Tuesday, more than 15 communication professionals from various agencies across the Bay Area, including Cupertino, convened for an initial discussion on key major events taking place in 2026. The meeting was led by the City of Santa Clara, which will host Super Bowl LX on February 8, 2026, and serve as one of North America's host venues for the 2026 FIFA World Cup. Monthly coordination calls will continue moving forward to support regional planning and communication efforts.

For more information about these upcoming events, visit the City of Santa Clara's website: [Super Bowl LX and FIFA World Cup](#) | [City of Santa Clara](#).

## Apple Buys Cupertino Office for Over \$160 Million

WEDNESDAY, JUNE 25, 2025

Apple has purchased a major office campus in Cupertino, California, for \$166.9 million in an all-cash deal, reinforcing its long-term presence in Cupertino. Cupertino Gateway includes three buildings totaling about 220,700 square feet and is located near Apple's headquarters on North Tantau Avenue. Apple had previously leased the site. For more information: [Apple buys huge office hub in Cupertino in deal that tops \\$160 million](#).



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## Cupertino Chamber of Commerce Science and Technology Speaker Series

WEDNESDAY, JUNE 25, 2025

This past Wednesday, the Cupertino Chamber of Commerce hosted their Science and Technology Speaker Series, with Councilmember Fruen and Economic Development Manager, Daniel Degu, in attendance.



The event featured an inspiring presentation by Dr. Eugene L. Tu, Center Director of NASA Ames Research Center, who captivated the audience with his talk, "Exploring Air and Space from Silicon Valley." Dr. Tu's insights on Silicon Valley's role in aerospace innovation underscored how collaboration, strengthened by Cupertino's unique position at the center of technology, is driving the future of exploration and discovery right here within our community.



## Induction Cooking Event

WEDNESDAY, JUNE 25, 2025

The Live Induction Cooking Experience with renowned Chefs Grace Zhou and Ron Pei was a sold-out success! Over 70 attendees tasted the delicious results of induction cooking whilst learning about the health, safety, and efficiency benefits of induction. Attendees engaged with our community resources, Bay Area

Regional Energy Network (BayREN) and Silicon Valley Clean Energy (SVCE), to discover home energy saving programs and rebates.

## American Enterprise Project at Cupertino High School

MONDAY, JUNE 30, 2025

On June 30, students from Cupertino High School will be competing in the 2025 National Leadership Conference as part of the Future Business Leaders of America (FBLA) American Enterprise Project.



Their project focuses on identifying potential improvements to the City's permitting process to address challenges faced by local businesses. Staff, Economic Development Manager Daniel Degu, and Building Official Sean Hatch have been working closely with the students, offering guidance and support throughout the project.

## Lehigh Townhall Meeting

Santa Clara County Supervisor Margaret Abe-Koga invites community members to a public meeting on Thursday, July 31 at the Quinlan Community Center to discuss the latest developments regarding the Lehigh Cement Plant and Permanente Quarry.



The meeting will include updates on site operations, environmental oversight, and long-term planning efforts. County staff and oversight agencies will present updates and participate in a Q&A session. I will also take part in the discussion. This is an important opportunity for residents to share their input. All residents are encouraged to attend.

## Live and Work Unit Redevelopment

To satisfy Housing Element requirements of HE-2.3.12, a flyer to promote the community benefits of live/work housing units will be disseminated by staff with the next local business quarterly newsletter to encourage commercial property owners to promote more mixed use living along major commercial corridors (Stevens Creek Blvd and De Anza Blvd) and the South Blainey neighborhood. The goal of this effort is to preserve commercial areas while facilitating the addition of new housing to meet goals set by the Housing Element.

## Commission Vacancies – Applications Now Open

The City's commissions play an important advisory role to the Cupertino City Council by considering public input and providing recommendations on key issues. Cupertino residents are encouraged to apply for commissions that currently have open seats.

Current vacancies include:

- Economic Development Committee
- Housing Commission
- Public Safety Commission

Recruitment efforts to fill vacancies have included: Cupertino Connect/IOI, the City's website and social media platforms as well as e-notifications. Applications and more information are available at [cupertino.gov/vacancies](https://cupertino.gov/vacancies). For more information, residents can contact the City Clerk's Office at [cityclerk@cupertino.gov](mailto:cityclerk@cupertino.gov).

## Additional Vacancies

The Housing Commission has one unscheduled vacancy for a Cupertino Business Representative (term ending January 30, 2027). The applicant must represent a business located in Cupertino but does not need to reside in the city. The Public Safety Commission has one unscheduled vacancy for a Cupertino resident (term ending January 30, 2027).

The deadline to apply is Monday, July 7, 2025, at 9:00 a.m. City Council interviews are scheduled for Wednesday, July 16, and Thursday, July 17, if needed. Each commission has its own application form, which can be submitted online at [cupertino.gov/vacancies](https://cupertino.gov/vacancies).



## SB 330 Applications

The City received two new SB 330 Preliminary Applications for proposed housing developments at 1601 S. De Anza Blvd and 19925 Stevens Creek Boulevard this week.

- **1601 S. De Anza Blvd.** - The applicant, Dollinger Properties, anticipates proposing to remove the existing office building to construct a three-story townhome development with 105 new residential units (including 10 affordable units) on a 6.35-acre lot. The site, which is not on a Priority Housing Element site, currently houses the West Valley Sheriff's substation. This SB330 Preliminary Application was received on June 25, 2025.
- **19925 Stevens Creek Blvd.** - The applicant, Portal Stevens Creek Investors, LLC, proposes to remove the existing office building on the 4.5-acre lot to construct a mixed-use and townhome development with 92 market-rate, for-sale townhomes and 17 for-rent apartments (16 affordable units) above 1,500 square feet of retail space. The proposed townhomes would be three stories in height and the proposed apartment/retail building would be four stories in height. The 4.48 acre site, which is not on a Priority Housing Element site, currently houses a large office building. This SB330 Preliminary Application was received on June 26, 2025.

Both applicants intend to utilize State Density Bonus Law which allows additional market rate units for the provision of affordable units, waivers to development standards, incentives/concessions to reduce costs to provide housing, and parking reductions to the proposed project. It is anticipated that the City's website will be updated by Thursday, July 3, 2025 to reflect this new SB330 Preliminary application here at [cupertino.gov/majorresidentialprojects](https://cupertino.gov/majorresidentialprojects).

Senate Bill 330 (SB330), established the Housing Crisis Act of 2019 ("HCA"), which went into effect on January 1, 2020. Senate Bill 8 (SB 8), which updated SB330, made clarifications to the existing regulations and extended the HCA from January 1, 2025 to January 1, 2030. Among the many changes made, the HCA establishes a requirement for cities to implement a preliminary application process for eligible housing development projects that seek the vesting and processing benefits offered under SB330. Applicants have 180 days from submittal of a complete preliminary application to submit a formal application. Submission of a formal application within the statutory timeline prohibits the City from applying new ordinances, fees, policies and standards to a proposal which has previously submitted a preliminary application, provided the other requirements of SB330 are met.

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## Resident Concerns, Meetings, and Updates

### Meeting with CA State Assembly District Director Victoria Low

WEDNESDAY, JUNE 25, 2025

On Wednesday, June 25, I met with Victoria Low, District Director for the Office of Assemblymember Patrick Ahrens. Our discussion was productive and focused on strengthening collaboration between the City and the State Assembly office on shared priorities. We also discussed partnership opportunities, local events, small business recognition and other projects in Cupertino.

## 311 Case Management Updates

Staff has implemented key enhancements to Cupertino's 311 service request system based on feedback and in an effort to improve transparency, consistency, and responsiveness. Notable updates include accurate status tracking to avoid premature closures, clearer explanations when requests are closed, and personalized responses with staff contact information. Together, these improvements aim to provide a more user-friendly and accountable experience for our community.

## Response to Hanging Cable

A resident recently reported a safety concern involving a cable hanging at the entrance to the main parking lot of Collin's Elementary School on N. Blaney Ave. Our Public Works team promptly documented the issue and coordinated with the engineering team to ensure immediate action. Comcast has since resolved the concern, while city staff have also discussed strategies for handling similar situations more effectively in the future. Excellent teamwork and a swift, effective response from all involved!

## Business License Database Update

On June 13, I informed the Council that our business license database does not fully reflect all businesses currently operating in Cupertino. Since then, staff have been actively reviewing the situation to identify gaps and improve the accuracy of our records. This week, we began outreaching to businesses operating without an active business license with the City. These efforts will continue as we work to enhance and maintain a more accurate and up-to-date database.

## Pedestrian Crossing on Cristo Rey Drive

A resident from the Oak Valley community has raised concerns about pedestrian safety at the Cristo Rey Drive crossing near the Rancho San Antonio Park roundabout. The current crossing is hazardous due to speeding vehicles and limited visibility caused by trees and shrubs. The City acknowledges the safety issue and previously worked to trim vegetation to improve visibility. They plan to revisit the site to determine if additional trimming is needed. The city is prioritizing pedestrian improvements through the development of an Active Transportation Plan, which will evaluate and recommend infrastructure upgrades, including lights at this location. The city will recommend including this crossing in the plan.

## City Manager's Operational Plan for Pickleball

In response to continuing concerns about the high noise level with pickleball, staff has developed an operational plan, to mitigate the noise levels, while allowing pickleball lovers to continue enjoying their favorite sport. This plan includes three steps:

1. Fence Augmentation and Signage/ Quiet Pickleball Hours
2. Noise-Barrier (Wall)
3. Quiet Pickleball Mandate

We are starting with Step 1 and will be communicating these updates widely to the public ahead of implementation to provide notice to players. I hope that these improvements will continue to enhance the experience for the pickleball players while minimizing the auditory impacts to the nearby neighbors.

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## OEM Volunteer and Block Leader Feedback Meeting

MONDAY, JUNE 23, 2025

On Monday, Mayor Chao, Vice Mayor Moore and I along with staff, attended the Block Leaders and CERT Volunteer meeting at the Quinlan Community Center. This gathering provided a valuable opportunity to discuss the importance of emergency preparedness volunteer programs with residents and to invite their input on initiatives such as CARES, CERT, MRC, and others. As the City is committed to enhancing the experience for emergency volunteers, hearing directly from the community was crucial in shaping both current and future improvements. Their thoughtful feedback will help ensure our programs remain responsive, effective, and truly reflect the needs of our community.

## Website Feedback Form

We welcome input to help improve the City's website. The Website Feedback Form is available at [cupertino.gov/websitefeedback](https://cupertino.gov/websitefeedback) for website users and our community members to share suggestions, report issues, or provide comments about their experience. All input received supports ongoing efforts to keep the website clear, user-friendly, and responsive to community needs.

## Informational Memos

The following Informational Memos have been added to the City website. The information can be accessed at [cupertino.gov/memos](https://cupertino.gov/memos).

- [06 - June 26, 2025 Monthly Treasurer's Investment Report or May 2025 \(PDF, 2MB\)](#)
- [06 - June 26, 2025 Monthly Treasurer's Report for May 2025 \(PDF, 306KB\)](#)
- [06 - June 26, 2025 Fiscal Year \(FY\) 2025-26 Fee Schedule Update \(PDF, 789KB\)](#)

Thank you for your support!

**WARM REGARDS,**



**Tina Kapoor**

INTERIM CITY MANAGER