



## Vallco Questions: What's Approved? How Did We Get Here? What Next?

Check out [Cupertino.org/Vallco](http://Cupertino.org/Vallco) to find out what's approved as Tier 2 on 9/19 by the 3-2 vote of City Council. It includes

- 1.75 million sqft office space (0.25 million sqft so-called amenity space)
- 2,668 housing units
- up to 120 feet for east of Wolfe and up to 150 feet for west of Wolfe, plus 12 feet rooftop cafe. (12-14 stories tall)
- No Parks, except 6 acres of so-called open space, including concrete plaza or walkways.
- 400,000 sqft retail space + 85,000 sqft community space.

Q: How come the Council did not insist on a real ground-level park when the parkland requirement for 2668 units would be about 24 acres?

Q: How come the Council agreed to almost 1/8 school benefit per unit? (more than 4 times of housing units while the donation to school is half of that in 2016)

Q: How come the Council choose Tier 2, with double the amount of office space (worsening housing crisis), in exchange for benefits, which might be worth less than 1/10 of the increased value?

Q: How come the Developer Agreement did not require the Developer to pay for the construction of the low-income units? With no delivery deadline, will the Developer wiggle out of such obligation all together?

Q: How come none of the current tenants, theaters, ice rink, bowling alleys or gym are included in the plan?

Q: How much it will cost the taxpayers to finish the interior of the empty-shell City Hall and empty-shell Performing Art center? How much it will cost the City to operate the 600-seat plus 200-seat center annually?

How come there is only 150 parking stalls for 800 seats?

Q: How come the Vallco plan allow developer to make more changes with only staff approval? Will we see a similar transformation as Main Street? (gym is gone. Senior housing gone. Almost triple office space.)

Q: How come the Council would add 10,000 more workers to commute traffic (30% more), while they admit there won't be any transit in Cupertino in the near future? How come Council think \$11 million for transportation is even acceptable?

Any project streamlined by SB 35 has to comply with the General Plan, Municipal Code and Affordable Housing Act in order to qualify. Vallco SB 35 project claims an entitlement of 2 million sqft office space AND 2400 housing units.

Q: Who granted Vallco site the massive entitlement, which was not in Dec. 2014 General Plan? Why hasn't Vallco SB 35 complied with Cupertino's General Plan?

Q: Vallco site has underground tanks from an old gas station. It is on the list of hazardous material site, specifically mentioned in SB 35, as not permitted for streamlining. Why has the City staff ignored the state law?

Q: Vallco SB 35 plan has 10 million sqft in total with 4.7 million sqft for residential use, but only 0.5 million sqft for 1201 units of below-market-rate (BMR) housing. Why does Cupertino allow SB 35 to be exploited to create way more office space than BMR housing?

Q: Shouldn't the Council be responsible for potential misconduct of city staff if Vallco SB 35 does not actually comply with the state law and our city law?

The Developer bought a Shopping Mall in 2014. Cupertino Council promised to revitalize the Shopping Mall for many years. How come we end up with two options, bad or worse? Who is responsible for letting Developer getting more and more every step of the way, while the benefits to residents became less and less?

Q: The City of Berkeley rejected their SB 35 projects over minor violations. How come Cupertino would allow Developer to use a dense SB 35 plan to get the Council to approve an even denser Vallco plan?

Now, the question for every Cupertino resident, what do you say to the two bad and worse plans?

"I'm tired of this. Build whatever they want."



Or... would you say...

"Cupertino is my home. Let's restore the democratic process and replace the decision makers. Let's stop the runaway train to prevent train wreck so that it does not wreck the rest of Cupertino."

Edited 30 Sep · 34 neighborhoods in General

 Thank  Reply 

 47  305

 Kitty Moore, Fairgrove · 29 Sep 

Liang, stop the runaway train! The misguided theory is that if they overdevelop Vallco AND the strip on Stevens Creek Blvd really really badly, a miracle transportation fairy dust solution will happen. What really will happen is Cupertino will be hacked up by I-280, I-85, AND Stevens Creek Blvd which would then have to be handling over 100,000 trips per day.

The heights you have are the base levels, I know you have shared that it actually is 132' on the west side and 162' on the east side, they bury the extra 12' in the text. Attached is their map, they seriously, really left the heights off of what's supposed to be the height map! This is pretty much how all the documents and plans have been, obfuscate and then show some hogwash water color images and hope nobody looks hard. As if this developer would build a two story building when he's allowed 162'? I don't think we ever really knew how tall Measure D was but it was assumed to be 160'.

SB35 Vallco Plan is in a lawsuit. It's moving along...




We need a Change now! That is for sure.









  6 Thanks Tessa Parish, North Blaney · 29 Sep 

"Cupertino is my home. Let's restore the democratic process and replace the decision makers. Let's stop the runaway train to prevent train wreck so that it does not wreck the rest of Cupertino."

I would go further as to say, once the plan has been fixed, I would demand they get moving on it right away..The developer should NOT be allowed to sit on the project for 2 yrs while the city loses sales taxes and community activities.

  3 Thanks Sathish Kumar, Rancho Rinconada · 29 Sep   
SB 35 Vallco Plan is in lawsuit - way to go

  4 Thanks Robert Meier, Cascade Park · 29 Sep   
Sathish, what do you mean with "SB35 Vallco Plan is in lawsuit"?

  Liana Crabtree, Wilson Park · 29 Sep   
Alert Residents have filed a lawsuit contesting the City of Cupertino's approval of the non-compliant Vallco Town Center SB 35 application.

The lawsuit moves forward.

It appears the property owner cared so little about actually building the plan proposed under the SB 35 application that it couldn't bother to devote the necessary attention or expense to draft it to be compliant with State and local laws.



😊 8 Thanks Jean Bedord, Monta Vista · 29 Sep

@Liana, could you provide some evidence that the lawsuit you are referring to that was filed by Friends of Better Cupertino, with council candidate Jon Willey as principal office, is moving forward? My understanding is that it was on hold because FOBC had vacated the motion.



😊 2 Thanks Liana Crabtree, Wilson Park · 29 Sep

Jean, the lawsuit is public record.

Many thanks to Friends of Better Cupertino and its supporters for standing up for our community and standing against a non-compliant and exploitative (my opinion) Vallco Town Center SB 35 application.

Residents stepped forward to do the necessary work to protect the community that the City refused to do.



😊 9 Thanks Vijay Kumar, Jollyman/Faria · 29 Sep

Thanks for such an informational post. There is so much FUD being spread by the developer and their supporters, it feels like 2016 all over again. I visited library today and noticed somebody hired by Sand Hill giving out flyers against referendum. In that flyer, they are threatening residents with SB35 plan. I am happy to see so many residents standing up.



😊 9 Thanks Vijay Kumar, Jollyman/Faria · 29 Sep

I was driving on Bollinger road today for some errand. I noticed Jon Willey & Liang Chao yard signs on almost every house on both sides of Bollinger. What is interesting is that homes on south side of the street are in San Jose. That means, they cannot vote for these candidates but are still showing solidarity with their neighbors. It definitely speaks volumes about what is going on and what to expect on Nov 6th.



😊 8 Thanks Howard Huang, Cascade Park · 29 Sep

I'm surprised that Savita voted for the Tier 2 plan, joining Rod and Barry, against Mayor Darcy Paul and Councilman Steven Scharf. It will be interesting to see her campaign finance disclosures.



😊 11 Thanks Liang Chao, North Blaney · 29 Sep

For the record, Jon Willey and Liang Chao have both not been involved with any lawsuit discussion with attorneys. We are only told information available to the public.

I have personally hoped to find a way to appeal the compliant determination by the city. From my own study of the bill text and the project proposal, the ministerial approval is questionable. The Council has a responsibility to supervise the conduct of its own employee, City Manager. The citizens should not have to sue. The Council should first conduct a study session on the SB 35 Plan so that the process is transparent and the city staff is held accountable for their actions.

Oddly. I'm told that a citizen can appeal the approval of a simple home renovation, but there is no way at all for anyone to appeal the SB 35 approval. This state law really created a process with no check and balance?

And our city council so far is unwilling to provide that check and balance.



😊 8 Thanks David Fung, Monta Vista South · 29 Sep

@Vijay, don't you think it's a little hypocritical than when you see a Liang or Jon sign in a yard in San Jose you think it's "solidarity", but when our neighbors from Sunnyvale, Santa Clara, and San Jose come to a Council meeting and speak in support of the Vallco Specific Plan, we should ignore the outsiders?



😊 5 Thanks Deepika Kapil, Wilson Park · 29 Sep

@Vijay, I am also very happy to see Liang and Jon signs on Blaney, Wolfe road and McIllelan etc. Residents can clearly see the passion in them as well as their drive to bring back trust and transparency in the system.



😊 5 Thanks Frank Geefay, Monta Vista South · 29 Sep

@Liang, I can believe that both of you are being being insulted from the lawsuit and referendum as candidates for city council. Both of you have also distant yourselves from BC and FoBC.

The BC ghost or secret society is now more secretive and clandestine than ever. It does not have any centralized leadership but is likely broken up into separate cells each taking on different function. Their research sell is quite good and sophisticated at computer technology and software. It is totally opaque organization, invisible to all not part of the inner circle. It totally lacks transparency. I feel that they really don't understand the true meaning of "transparency" though they toss the word around a lot. That is what I have so far figured out. I don't know where they got all their ideas from but it isn't from an amateur or from a very smart organizer. But it is very cleverly conceived. And because it is so opaque it is difficult to tell who is responsible for doing what.



😊 1 Thank Vikram Saxena, Monta Vista · 29 Sep

@David

Hope you recognize the difference between the neighbor across the street showing solidarity versus a leader of an org based in a different city showing up.

The neighbor has skin in the game; that speaker has none/



😊 4 Thanks Jean Bedord, Monta Vista · 29 Sep

@Vikram, many of those "out-of-town" speakers were regional speakers. Hasn't Better Cupertino advocated for a regional approach to traffic and housing?????



😊 1 Thank Vikram Saxena, Monta Vista · 29 Sep

@Jean:

I don't know what Better Cupertino's stand is and frankly don't care. I speak for myself and myself only.

That being said let's first take a regional approach to transit; without that any regional approach

to housing is meaningless.

I often say that the Bay Area has a transit problem not a housing problem. If you could hop on the BART and reach Cupertino from Walnut Creek in an hour we would be living in a very different world.

It is the lack of transit which forces people to may so much to be physically closer to their work place. We have enough land; just not close to where the existing employers are.

Let's fix transit first and then figure out housing.



8 Thanks Vijay Kumar, Jollyman/Faria · 29 Sep

I am not aware of any residents from Sunnyvale, Santa Clara and San Jose coming to city council meetings in support of SHP plans. Here is the list of people that get paraded by SHP every time they need help.

1. So called experts. I saw them getting busted by Steven Scharf.
2. Low income housing advocates. They simply come at the invitation of the developer without knowing the full local context. I say this because one of them is my friends wife.
3. Some YIMBY activists from SFO that have no business being here.
4. Construction workers as they support any type of construction work.
5. Housing advocates without context. I saw one of them getting busted by Steven Scharf.
6. Chamber of commerce, the biggest lobbying entity in USA.

BTW, I don't like the developer filling out the speaker cards in advance for these guest speakers on their behalf. They speak and leave early. The real residents with community interest are left to be last as they fill their cards physically when they come in.

This needs to change. The residents with verifiable local address should be given preference first as this is their community. The outside parties can wait till 2 am to speak if they are so committed.

I hope the resident focused council changes this rule.



11 Thanks David Fung, Monta Vista South · 30 Sep

@Vikram - You've got that completely backwards - the lack of local housing is the cause of the traffic the everybody complains about. Building only at low density and sprawling out over more land is the epitome of unsustainable planning.

There was a long article in the New York Times today that talks about growth in Denver, which is exactly what we see in the Bay Area but just lagging by some years:

<https://www.nytimes.com/2018/09/29/business/economy/home-prices-housing-market-slowdown.html>

Same solutions that you hear from our professional experts, too. You can work on finding any source other than a NIMBY blog that supports your plan.



3 Thanks Frank Geefay, Monta Vista South · 30 Sep

Trying to do transi before housing is contrary to VTA policy. They cannot put in transit infrastructure before they can be sure the development brings in ridership. That is how they measure success. If a developer fails to build due to community resistance then VTA would have

wasted their money.

Housing must first be built and demonstrated to provide ridership. If everyone drives their cars then ridership will be poor. However if residents don't have any parking then VTA would be happy to serve them.



😊 2 Thanks Steven Scharf, City Center · 30 Sep

Thank you Vijay. I support fact-based decision making. I have never taken any money from those entities that would profit from damaging our schools, worsening our jobs to housing ratio, increasing traffic congestion, or causing environmental degradation.

"For what shall it profit a man, if he shall gain the whole world, and lose his own soul?"



😊 14 Thanks Rhoda Fry, Monta Vista · 30 Sep

@Howard, for campaign disclosure information, go here:

<http://64.165.34.13/WebLink/Browse.aspx?id=645678&dbid=0&repo=CityofCupertino>

If the link doesn't work for you, do a websearch for Cupertino Candidate Campaign Disclosure. There's a directory for multiple years.

There are at least 2 ways that candidates get financial support:

- a) from direct contributions
- b) indirect contributions through other organizations.

It can be difficult to determine what these other organizations are supporting (or denouncing) through advertising. For example, there's an organization "Cupertino Residents for Local Ethical Government" that was received by the City Clerk on September 21. The only thing that I can tell from the paperwork is that the treasurer's name is Gary E. Jones. But I cannot tell what causes this organization does.

For many of these organizations, you can see who is giving them money and how much, such as the "Asian Pacific - Islander Empowerment PAC" and you would want to go back several years on that one to get a full picture. Same for "Better Cupertino Action Committee."

Some organizations have names that clearly state their goals, such as "Cupertino Getting Things Done Together, Supporting Vaidhyanathan, Mahoney and Wei 2018" with principals Dolly Sandoval (former councilmember) and Joseph Fruen (they should be applauded for clearly naming their organization). Other organizations are harder to decipher, such as "Cupertino Residents for Economic Progress and Schools, Sponsored by Northwest Properties."

I'd be interested in what insights you can glean by looking through the campaign disclosures. : )



😊 6 Thanks Robert Meier, Cascade Park · 30 Sep



Maybe I am misunderstanding some posts but Sandhill is not using SB35 and as such they don't have to comply with SB35. I think from the council meeting it was pretty clear that they didn't consider anything else than Tier 2. Tier 1 was pretty much ignored and SB 35 was only mentioned as a thread in case Tier 2 is not being approved.



😊 1 Thank Anil Kumar, Wilson Park · 30 Sep

@Robert, Yes you rightly said, Cupertino citizens believe SB35 was a threat shown to get the Plan 2 Approved. I wish we can elect strong resident supporting candidates than those 3 council

members whose single aim was to approve plan 2.

  7 Thanks Vikram Saxena, Monta Vista · 30 Sep  
@David

I actually learn more about the problem from the pro-SHP posters here. They make a claim, throw in some numbers and when you do some scrutiny you realize the argument has more holes than Swiss cheese.

On the other thread you defended how using the SGR of Santa Clara U School District is a good predictor for CUSD; or that an apt complex in one of the under-performing areas of SCUSD is a better predictor than recent developments in CUSD. And then you went on to malaciously infer that I want portable classrooms to be replaced at a cost of \$1M each!

And despite your position as an office bearer in various city orgs you did not take up the help I offered to calculate the realized SGR of multi-family homes in CUSD. That would have allayed my concerns.

Same was true during Measure D; some SHP booster posted the numbers about parking & office space and the severity of underestimate of traffic impact became obvious to anyone with curiosity.

Let's come to the topic at hand: Bay Area commute options. The fact that all major employers run bus shuttles going all over the Bay Area has proven exactly what I am saying. That should not be the responsibility of companies; that is the job of the state.

Please go and study the history of BART and why it does not run down the peninsula. That is the failure of state leadership.



Coming to Vallco, allowing the growth of more office space when the city is already short of homes is a failure of city leadership. Mayor Darcy & Councilman Scharf clearly outlined the problem with Tier 2; but are spineless trio could not stand up to the pressure SHP put on them.



I am realizing that there is a disconnect with reality in the views of folks like you & Richard who haven't had the NEED to take on everyday commute hour traffic for decades. When I was commuting to SF it used to take me about 100 minutes each way including a substantial amount of driving. In New York City such commutes can be done in 60-70 minutes because the train system works. That is the failure we need to remedy.

We do not even have VTA along 85 which would have made the commute to SF better! Imagine if you could drive to a park & ride to DeAnza college; park and then hop on a train which would take you to SF in 50 minutes?

Those are the kind of solutions we need.

Till they come building more offices is unjustifiable.

  8 Thanks Sathish Kumar, Rancho Rinconada · 30 Sep  
Vikram - very well said and valid points

  3 Thanks Vikram Saxena, Monta Vista · 30 Sep

@David:

The lack of proper commute options limits economic mobility; that is critical in the valley where creative destruction is the norm.

Many families in the Bay Area have two working members. While they try that at least one of the family member work is near, it is not often that both the jobs are nearby. If we had better commute choices I would have considered opportunities which would have furthered my career better.

Americans expect a certain quality of life and neighborhoods. We want parks, we want uncrowded schools. That is one reason we are willing to commute over longer distances. Our city planning & public transportation network should be designed based on that.

The plans proposed by SHP are not providing any green space to accommodate for the needs of newer residents. The impact on schools & traffic is being underestimated. They are forcing the city to find funds to complete the performing arts center; we will also have to fund future infra investments.

The ideal city design would have concentric transit system with spokes from the city center. Office spaces would be in the city center and where the spokes intersect the transit circles. Homes would be within those concentric circles with the ability travel to any other part via the transit system. If we could get BART to come down the peninsula and form a ring; we will solve a lot of the problems.



2 Thanks Gary Jones, Monta Vista · 30 Sep



Vikram, the Diridon Station hub will provide what you are asking for.



1 Thank Vijay Kumar, Jollyman/Faria · 30 Sep



Vikram, Thanks my man for speaking up. You are absolutely right that SHP supporters arguments fall apart very quickly when you start digging into the details. Their new line of argument seems to be that developer is losing \$700K per day without Vallco being built.

Why are we talking about some filthy rich developer living in Atherton losing money when we don't hear about tons of money they make?

BTW, why are we talking about Diridon station? Nobody is objecting to it here. We are standing up against the non-sensical plan approved by the city council without any transit solutions.



5 Thanks Vikram Saxena, Monta Vista · 30 Sep



@Vijay Kumar

SHP spent \$320M to buy the mall.

Assuming an interest rate of 5% pa the interest cost is \$16M per year. Let me add another \$9M for property tax and maintenance to make it \$25M. And then double the number to \$50M for costs I am not aware of.

\$700K/ day translates to \$255M per year. That is 5x the number above!

@Gary: problem is that BART ends at SFO it does not run down the peninsula to complete the ring.



2 Thanks Gary Jones, Monta Vista · 30 Sep





I'm hoping at some point the hate for successful companies calms down in Cupertino.



David Fung, Monta Vista South · 30 Sep



@Vikram - I certainly have learned a lot about the BC people here as well. There's an ongoing pattern of creating a narrative, misinterpreting and making up information, accusation and demand. I don't think that you're actually doing this, but you've fallen prey to others that are.

I think that all the information that your need to see exists today in the demographers report. I \*do\* understand that you would might benefit from a walk through Tom's methodology to understand it is truly sound. FUHSD sees a problem with uneven enrollment across their larger district and a dangerously steep decline in attendance at Lynbrook. The district created a plan to address the issue and got an enormous pushback from the community, similar to what we see with Vallco today (and not by accident by any means - driven by a lot of the same people).

The response of the district was to establish a Citizen's Advisory Committee on Enrollment which represented all stakeholders and brought them together over a period of months to understand the problem and impact, and to find community-driven solutions to address the problem. This included sessions where the group worked in depth with Tom Williams to understand how he generates demographic reports and why they are meaningful. Having a bidirectional dialog like this is normally only available to the school board members.

The result of the CAC's hard work was a solution that's in place today and is helping backfill the enrollment decline at Lynbrook. The solution turns out not to be radically different than what the district recommended at the outset. But the most important result of the CAC's work was that they came to understand and support the technical methodology of attendance planning and to recognize that there is a balance between the needs of Lynbrook and the other schools in the district. With that visibility, some of the strongest individuals in opposition to the original policy are now the strongest supporters of the attendance methodology and the soundness of the current plan. I will facilitate your ability to meet with some of the CAC members if you want to learn of their experience.

If you think a process like this would have helped with Vallco, then it's unfortunate that when Savita tried to establish just such a citizen's committee during her term as Mayor, that BC proponents were opposed.

A common problem here in the Valley is that we are fortunate to have many smart people, but have the misfortune that many seem to feel that they are more capable than experts in the field - ironic, since smart people who actually ARE experts in their fields should know best why domain knowledge is not something you look up on the internet and how what may seem like common sense is often totally wrong (I know a number of the Palo Alto councilmembers, and they beat my stories every time). I don't know what you do for a living, but I think you'll have a hard time getting better results than two experienced demographers that have decades of experience right here in this area. It's right, not wrong, to take any professional research with a grain of salt, but when the question being raised is because your next door neighbor has a kid, this is far into the anecdote territory.



This is exactly the problem we saw with Darcy's pro-forma calculations. Everybody understands what he was trying to do, but there were a lot of assumptions that were just not correct - the economist spoke directly to that in the hearing - and the results have no meaning. Again, perhaps this is a matter of insufficient engagement on a complex topic, but the charrette process intentionally created times when you could go and have that bidirectional discussion with Ben

Sigmund, the economist, and opportunity that I took advantage of myself.

You cite examples of transit failings. BART and 85 were never state projects, but regional ones. There are plenty of reasons political and economic reasons why these were not fully built out, but a huge factor was local resistance to adding infrastructure that would "change the quality of life". Santa Clara county preferred to build freeways instead of BART. San Mateo didn't want to become a bedroom community for San Francisco. There were enormous pressures to reduce the size of 85 when the "new" segment was built from Cupertino to 101.

Atherton is opposing Caltrain electrification now. These are all cases where planners tried to go in the right direction, but a short-sighted public made it hard to realize the plan. Today, to make effective transit work, we need to build at higher density on both ends of the commute because that the only way the economics and time can work. A project like Vallco is the direction that will make those transit possible.

It should be obvious that demanding expensive infrastructure with no commitment to building the homes and workplaces that it will serve is futile. It should also be obvious that we are competing with our neighbors who are building more transit-friendly projects - that's where the transit dollars will go next. The long time spans that it will take to build these projects out are part of the mechanism to coordinate infrastructure and the projects that will use it.

  4 Thanks Vikram Saxena, Monta Vista · 30 Sep  
@David:

This is the problem:

The developer lobby got SB35 pushed through; but no politician has had the courage to push a similar law to force cities to not indefinitely block regional transit initiatives.

Why not start now?

The Lynbrook school outreach program is an example of how trust gets built. People were concerned and their concerns were addressed by giving them access to data and the methodologies used.

The Vallco issue is a problem about trust; let's rebuild it.

For the school impact let's look at the SGR for multi-family feeders into CUSD. Let's categorize it into owner occupied vs rentals, size of units and understand the pattern.

Let's also understand how many students attend private schools even though they are eligible to attend their respective school districts.

Using SCUSD or Monticello as a representative will not engender trust.

And how do you think voting for a plan much larger than Measure D which was voted down in spite of the millions spent build trust with the city residents?

How about adding more office space when we already know our housing availability is below state standards? Will that build trust? Mayor Darcy offered a way out with his amendments to reduce office space; but none of the trio could support it.

How about adding so many residents and not provisioning for parks?

SHP of course will try to maximize their profits. But why are they not getting pushback from the city council?

The city needs a fresh start, a clean start.

Our current leadership has been unable to provide it.

Your friend Barry Chang once stayed in the CC "Everyone wants to go to Heaven, but no one wants to die".

I would rather make Cupertino a heavenly place to live; rather than die early due to pollution and traffic driven stress to reach heaven.

We have to start now.



4 Thanks David Fung, Monta Vista South · 30 Sep

@Vikram - I didn't touch on your comment "And then you went on to malaciously infer that I want portable classrooms to be replaced at a cost of \$1M each!"

Well, you can figure out what you said. I don't think you want the kids to have classes in portables. The only alternative is permanent construction. The cost is discussed directly in the EIR school impact report, and on the bond oversight committees, I hear the same numbers:

Cost of constructing permanent classroom = \$1.0M furnished

Cost of modular classroom = \$400,000 furnished

Cost of update of existing classroom = \$100-200K

If you want new permanent classrooms to be built - whether to augment or replace existing modulares, it will pretty much cost \$1M. That's why you want to think very carefully about how you use existing space and when you create new space.

These costs climb really rapidly because of all the construction going on in the area. The school districts are seeing greater than 10% price escalation in their labor costs - this is also what Sand Hill reported. Every project is planned with a contingency line item, but this has progressively been getting bumped up over the years. From the time you determine you need facilities to when they are completed is around 4 years, so future costs are a big factor.

And I fully expected somebody else would say this, but since nobody has, I'll tell you why CUSD has so many portables. It's because the state enacted a Class Size Reduction law in 1996 which gave the schools extra dollars if they reduced K-3 classes to 21 (later 24) kids from 29 or so. That means a lot more classrooms and teachers, but this was 20 years after passage of Prop 13, so the ability to fund additional facilities was highly restricted. This led to the addition of a lot of portables across California. This law was ended in 2013.



2 Thanks Ganesh Kanna, Rancho Rinconada · 30 Sep

Spot on Vikram valid reasoning



Gary Jones, Monta Vista · 30 Sep

David, aren't the teacher and text the same regardless of the location?

Motivated students shouldn't be affected by a portable over brick & mortar. Has our community become so elitist that some parents are targeting portables as a distraction to learning?

Or, is the position on portables yet another drummed up issue in the tool chest of argument to oppose our community moving forward?



1 Thank Vikram Saxena, Monta Vista · 30 Sep  
@David



Thanks for the educating me on the mandate to reduce class size. It was very likely based on research which suggested better outcomes.

The other question I have is what steps did the schools take to improve the infra to accommodate the 45% growth in school enrollment from the early 1990s which lasted till the effects of the Great Recession has on impact earlier this decade?

Did the 10% reduction in class size lead to all the growth of portables or was it also necessary to accommodate the 45% growth in enrolled population?



Vikram Saxena, Monta Vista · 30 Sep  
@Gary:



Food for thought for you:

Why is your home a permanent structure and not a portable home when it is so much cheaper to build?

\_\_\_\_\_

Where did the land to put those portable classrooms come from? Did it eat into space allocated for other activities?

How does the larger enrollment affects traffic patterns? Does the higher traffic lead to longer wait times for pickup/drop offs? Does it affect the life of neighbors who get boxed in when the pickup drop offs are going on?



Gary Jones, Monta Vista · 30 Sep  
Vikram, what larger enrollment? Watch the Superintendent of schools presentation; or, is everyone who does not represent your view wrong?



[https://youtu.be/kAL\\_nICwBW8](https://youtu.be/kAL_nICwBW8)



Vikram Saxena, Monta Vista · 30 Sep  
Here are some more feedback regarding portables:



- The floor shakes when anyone walk in the class; this can be distracting especially during exams.

- There is no water supply hence no sink in the class. So if a kid needs to wash their hand after a class activity where they used glue they need to walk into the main buildings.
- Because there is no water there are no water fountains or toilets attached to the portables.
- The portables are not in the main building so kids need to walk further between periods. And if it is raining there is no covered corridor to shelter you in between classes. Not only do you get wet, you can also slip.
- Safety: The portables are not in the secure building. The main building has secured access and can be locked down in case of an emergency. Anyone who can gain access to the campus can access the portables. This of course depends on the design of the school; some schools do not have a closed campus..



There are of course issues related to portables in general with regards to indoor air quality. Hopefully, we already follow the recommendations.



<https://www.epa.gov/iaq-schools/maintain-portable-classrooms-part-indoor-air-quality-design-tools-schools>



  Vikram Saxena, Monta Vista · 30 Sep ▼  
@Gary:



David has shared the graphs which show the growth in enrollment very strongly correlated with the growth in city population since the early 1990s to early 2010s. About 45%.

The enrollment has hit a trough and seen slight declines over the past few years, very likely due to the Great Recession and its effects on the Millennials.

  Gary Jones, Monta Vista · 30 Sep ▼  
"Very likely?" I chose to trust the demographer and the Superintendent.

  1 Thank Art Cohen, Rancho Rinconada · 30 Sep ▼  
@Gary The demographer and superintendent seem to have a view /prediction going out only 5 years. This is short sighted. Do you really think the population of Cupertino will be less in 6+ years, 10 years, 20 years .... They say they can be accurate that far out. Don't have to be, just common sense. In the early 1990s less students attended CUSD and FUHSD. I'd make a gentlemen's bet that in 10 years they'll be more people and students in Cupertino. Don't have to be a demographer for that.

  8 Thanks Rich Altmaier, Oak Valley · 30 Sep ▼  
I am very excited by either the SB35 or Tier2 plan! Either will be a beautiful and brilliant addition to our city. A visitor will walk that neighborhood and say "I wish my city could plan such a beautiful neighborhood. Who made this happen?"  
I think those pushing forward on these plans should have their names carved into the cornerstone! Their forward vision will stand for 100 years.

  4 Thanks Deepika Kapil, Wilson Park · 30 Sep ▼  
@Gary, I trust parents who drive their kids to school everyday and feel the pain of getting stuck in traffic unlike SHP or it's special interest groups funded by SHP. They can crunch the numbers all day long but can't change reality of the situation for those who face it everyday.



4 Thanks

Prabir Mohanty, Monta Vista South · 30 Sep

Cupertino is already overcrowded. The current SHP Tier-2 Plan will turn it into a ghetto area.

This mom and pop builder (operating under SHP name) cannot even deliver on a modest shopping center and got sued by city after city in Bay Area. Encouraged by corrupt CCC members, this outfit had submitted a \$3.1 billion proposal to turn Cupertino into ghettos.



6 Thanks

Vikram Saxena, Monta Vista · 30 Sep

@David:

Following up: Reading up more. Why did Middle Schools move to portables when the class-size reduction mandate from the state was for K-3?

Clearly enrollment growth was a factor.

The other aspect:

It is one thing to pose a question if you feel something is a logical inference. "Do you want us to spend \$1M to replace"? But it is unacceptable to claim that 'I want to spend \$1M to replace..'

Coming back to what is relevant:

The Crux of your argument was that since enrollment is declining, the projected SGR impact will not require CUSD to make significant infrastructure investments to absorb the impact of the enrollment from Vallco.

I disagreed with you on the SGR impact. And I also feel that the current infrastructure is being used well above the originally planned capacity as illustrated by the use of portable.

Nowhere did I say that I want the school

District to fund new projects to remove the portable. At the same time I find the argument that we are operating below capacity specious.



David Fung, Monta Vista South · 30 Sep

@Art - The districts care a lot about 3 year projections because public school districts are obligated to approve a 3-year balanced budget every year. CUSD asks for a 5 year projection because you can't build new facilities in 3 years if you need to build more. The 3 year projections were traditionally within 6% of the actual and 1 year projections within 1% - until the last few years when declining enrollment accelerated.

The ABAG population increase projections for the entire Bay Area show population growth over the next 20 years, but much less than in earlier decades. All the area school districts see the same trend of rapidly declining student generation rate that reflect unavailability of housing, unaffordable housing, and lifestyle changes that lead to fewer kids. There are no signs that any of this is changing. The only districts that are staying even or growing are building enormous amounts of new housing.

If you manage a school district by "common sense" instead of observed trends in attendance, you'll end up in a world of hurt spending too much money on facilities that will be idle because of



lack of students. It's very likely that there will be more people here 10 or 20 years from now, but something has to radically change for that to translate into proportionally increasing numbers of students.



😊 2 Thanks David Fung, Monta Vista South · 30 Sep

@Vikram - Post Prop 13, there are few choices for the districts to fund building of facilities. There was enrollment growth in the past, and the district responded to meet the needs as they could. You won't find any 50 year old portables in the district.

If you think there's continued expansion of portables on the middle school campuses, you are mistaken. They may have interim modular classrooms while undergoing facilities upgrades like Kennedy last year, but that work is completed and those modular units are no longer there. Most of the modular classrooms at Lawson and Cupertino Middles were removed after their new 2-story classroom facilities were built as part of Measure H.

You can decide whether you meant anything or nothing when you talk about wanting the district not to use modular classrooms. If you want permanent classrooms to address your (fictitious) needs for additional classroom space, they will cost \$1M+ per room to add. If you want to retire existing modulars and move kids to permanent classrooms that don't exist today, that will cost \$1M+ room. If you want kids to move from a modular classroom to an unoccupied permanent classroom, then that's cheap and something that probably was happening anyway, but that's MY point, not yours.

Your main argument is specious. You are asserting that there's an "original planned capacity" which has been augmented, but somehow the augmentation - fully compliant with state standards, and funded consistently with the (bad) choices that California voters made - doesn't count. Does it matter what the planned capacity of Kennedy was in 1965? Or does it matter more how it has been managed for 2018?



😊 1 Thank Art Cohen, Rancho Rinconada · 30 Sep

@David: Again, 10yrs there will be more housing, more students and more people living in Cupertino. I understand why the projections are made for budget reasons, but the track record isn't so good. Otherwise, why would there be portables at so many schools. School may need to build up and accept more students, but there needs to be some plan beyond 5 years that anticipates growth. The Bay areas schools, weather and jobs continue to attract people. Don't underestimate the next generations desire to have families, even if they are in two bedroom apartments.



😊 6 Thanks David Fung, Monta Vista South · 30 Sep

@Art - The attendance forecasts are quite accurate. If you're basing your viewpoint on something different, you should lay it out to be seen. Today, the district is more than 1,200 kids smaller than its peak under the most vigorous economy in history here.

The modulars are there because the voters in 1978 made a bad choice with the Prop 13 initiative - the only way to pay for any facilities is via school bonds, and those have a statutory limit as well.

And I would only say "don't \*overestimate\* the next generation's desire to have families" - as they are demonstrating today.

I think we can find a healthier equilibrium point for Cupertino's future, but trying to "plan like it's 2000" is what caused the problems today and will only make it worse in the future.



Vikram Saxena, Monta Vista · 30 Sep

@David:

CUSD has shut down more a dozen schools in 70s & 80s. Some of that land was turned into parks, some to build houses, some reopened.

Clearly the capacity of the CUSD diminished substantially from where it was in the 70s to the early 90s. Then in the next two decades the enrollment grew by 45%, but the infrastructure did not grow proportionately.

Call it planned capacity or whatever but we are operating at a higher level than what the infrastructure was originally used for.

The projections you shared showed a 19% growth over the next two decades. What is our plan for that? Just because CUSD budgets are planned on 3-5 year horizons does not mean we do not bother about that 19% growth.

Vallco will be the biggest contributor to the 19% projected growth. Using your numbers of \$\$1M/room the \$15M SHP plans to give will not even create 15 classrooms forget about the land or the playing fields. Who will foot the bills?

This is why people have lost trust in the process.

Maximizing developer's profits can't be the primary objective for the CCC.



4 Thanks David Fung, Monta Vista South · 30 Sep

@Vikram - Once again, you're making the argument that the district isn't expanding facilities from when they are first completed. Have you ever heard of Lawson Middle School? It wasn't there in the 1980's.

The recent expansions at Cupertino and Lawson Middle respond to the demand of additional growth, primarily from robust housing development in Sunnyvale. Does that additional capacity not count? All of the middle schools except for Kennedy were originally built with one gym and now have two - again a major expansion in permanent facilities in response to the needs of the community.

All this growth was driven from the same demographic reports that you seem to have a hard time understanding.

I won't go into any depth on FUHSD, but it should be apparent just from driving by any of the schools that the facilities are following a continuous cycle of enhancement to match the needs of the students.

The ABAG projection for Cupertino's growth is to go to 66,110 by 2040. We're at 60,000 now, so that's 10% growth, not 20%. And Plan Bay Area, the ABAG MTC regional planning document, also identifies increasing median age and affordability as challenges for our future here.



Vallco will certainly be the biggest contributor of new housing in Cupertino in the foreseeable future. As the new student generation starts coming from Vallco, it will be seen a temporary decrease in the decline that the district is seeing now. Once again, some force greater than a single large project will be required to change the overall trajectory that's driving by economics



and lifestyle evolution.

Should Sand Hill go ahead with a Tier 2 Vallco, then CUSD will gain \$14.25M of additional funding to address their districtwide needs. That's about the same as nearly 2 years of parcel tax. This is on top of more than \$8M of SB50 impact fees. That's NOT going to be money that will need to be spent on new classrooms, but an opportunity to address other critical needs for the district.

Given a choice between receiving a voluntary donation of \$14.52M (Tier 2), \$9.5M (reduction in case of a legal challenge) or \$0 (SB35), moving forward is a benefit to the district, but whichever way it turns out, I believe the district will continue to be dedicated to providing the best educational experience possible with the dollars that they have, just as they have been doing.

  Vikram Saxena, Monta Vista · 30 Sep  
@David

My question was: has the infrastructure expanded to support the 45% expansion; not whether there was any expansion.

[https://en.wikipedia.org/wiki/Cupertino\\_Union\\_School\\_District?wprov=sfti1](https://en.wikipedia.org/wiki/Cupertino_Union_School_District?wprov=sfti1)



Show about 14 net closures from the peak.

My concern is that the amount SHP is donating is peanuts compared to what the eventual impact will be.

Anyway thanks for sharing more information. It's clear that we have different priorities.

  2 Thanks Robert Meier, Cascade Park · 30 Sep

David, you said "FUHSD sees a problem with uneven enrollment across their larger district and a dangerously steep decline in attendance at Lynbrook. The district created a plan to address the issue and got an enormous pushback from the community, similar to what we see with Vallco today" You then described that some solution was found but frankly I couldn't quite find out from your post what the real solution was. Can you please elaborate what people opposed and how that actually solved the issue?

  1 Thank David Fung, Monta Vista South · 30 Sep  
@Robert - Thanks for your post, and for reading through my enormous posting.

The issue that FUHSD faced with Lynbrook was that it was rapidly declining in size. This is for the same reason that a number of the CUSD schools are declining - the neighborhoods are primarily single-family homes that are high in cost. Although some feel that a smaller school might be better, for high schools smaller size translates into few electives being offered. Lynbrook was heading below 1600 students, where the other FUHSD schools are around 2000-2300.

The district's solution to the problem was to create an "area of choice" for families living to an area east of Lawrence Expressway which would normally be attending Cupertino High with the goal of getting a couple of hundred kids to opt to attend Lynbrook.

There was a strong negative reaction from the current Lynbrook community, which unfortunately was sometimes driven by some consideration of socio-economic and racial differences in the AOC. There was a lot of misinformation coming into the community from resident groups who

were opposed to any change in the school. Some of the recurring themes were that the demographer's report was inaccurate, that the district was shortchanging Lynbrook, and that the enrollment changes were going to negatively affect housing prices.

The district suspended the AOC plan, and created the advisory committee of about 35 members representing the many different stakeholder groups. A professional mediator was hired to facilitate the meetings, and the district's consultants were made available to the CAC to fully critically study the situation.

The end result of months of meetings was a final recommendation to create a larger area of choice - the district determines the number of kids that they want to augment Lynbrook by, and students from the entire Hyde Middle district can apply for those slots. There are also opportunities for kids who attended MacAuliffe or the Miller Middle CLIP program to opt to go to Lynbrook as well. The original AOC identified by the district is in the Hyde attendance area. The outcome is closer to the original plan than some of the alternatives that were raised such as district-wide open enrollment.

The really important part of this effort was that the community issues were laid out on the table and discussed. When the committee had the chance to have an in-depth discussion with the demographer about methodology, this dispelled the misinformation in the community about how real these numbers were and how they were derived. Discussions with school administrators improved the understanding of how the master schedule is built and how school size impacts course offerings. On this basis, the group could have an effective discussion about solutions which ended up validating the thinking behind the original plan, but with improvements as well. I know the board members well, and they were ready to give serious consideration to any outcomes from the CAC wherever the thinking went.

In 2017, the Council tried to see if a CAC-like process would work to create better consensus around Vallco. This was before Sand Hill decided to restart the EIR, so it was a genuine attempt to try to measure public sentiment, but was sidelined by all the complaints we still hear today - the committee won't be fair unless we have more votes, I don't believe in a professional mediator or consultants, etc. Even today you're hearing complaints about "why didn't the Council do something during 2017 to move Vallco forward?" from the very people who were refusing to participate in the CAC then or Opticos process later.

The final important action of the CAC was that they agreed to stay together as a group and reconvene to review how well the plan is working. Part of that process is that the district will be considering boundary adjustments but with plenty of warning and communication so it can be a smooth transition to whatever is decided in the long-term.



3 Thanks Tessa Parish, North Blaney · 30 Sep

For those that like Tier 2 or SB 35, I would recommend you move to NY.



3 Thanks Tessa Parish, North Blaney · 30 Sep

Ha ha ha..William, you ask me to speak for Liang?

No, I cannot.



1 Thank Vikram Saxena, Monta Vista · 30 Sep

@David:



"All of the middle schools except for Kennedy were originally built with one gym and now have

two - again a major expansion in permanent facilities in response to the needs of the community."

Not sure whether you meant that Kennedy originally had two or it is the only one without two.



Was on the BB courts and checked on the Kennedy. It has one small gym, with a few bleachers. The gym has enough space for a basketball court.

Wrestling mats have to be rolled and unrolled every time there is a practice.

There is no exercise machine or weight room or rock climbing wall or other similar facilities for physical training.

  2 Thanks Robert Meier, Cascade Park · 30 Sep ▼

David, thanks for the response. I am a bit confused. I was told Lynbrook is one of the top schools in the area (~#2). People are paying premium to get into top schools. So how come Lynbrook can't attract more families? Is it that their enrolment is declining but enrolment at other schools is declining at an even higher rate?

  Luke Lang, Garden Gate · 30 Sep ▼

Hi Vikram,

I think David is trying to say that some middle schools went from one to two gyms. This is example of "major expansion in permanent facilities in response to the needs of the community." But he neglected to point out that the schools lost land (playing field, basketball courts, etc.) to build the additional gym, portable classrooms, etc.



It's important to see the whole picture.

  1 Thank Jean Bedord, Monta Vista · 30 Sep ▼

@Robert, the declining enrollment at Lynbrook and throughout Silicon Valley is due to aging baby boomers. Our kids have aged out of the school system, but we're still living in the same houses. Very few homes for sale for younger families to move into and enroll their kids in school. Plus the families moving in have fewer kids than the past, i.e. 2 kids instead of 3 or 4. Cupertino is aging....65% of households have at least one resident over the age of 50.

  2 Thanks Robert Meier, Cascade Park · 30 Sep ▼

Jean, ok, so you are saying this is not a Lynbrook problem but a problem of our area in general. I asked for some statistics on another thread. Where can I see student numbers of all the different schools over the last 10 years? Official numbers have to be available somewhere.

  1 Thank David Fung, Monta Vista South · 30 Sep ▼

@Robert - Lynbrook's high academic ranking is definitely real, and purchasing a home in the Lynbrook attendance area commands a premium.

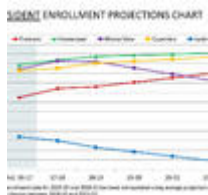
The problem is a combination of things. The cost of buying a home in that attendance area (as with almost anywhere in Cupertino, CUSD or FUHSD) is SO expensive that it takes a tremendous income to purchase a home. This precludes younger families with kids, so the attendance in the elementary feeder district (CUSD) is dropping, which eventually leads to lower high school attendance.

The other side of the coin is that home appreciation in areas like this has been enormous which discourages families who live here from moving - there would be huge capital gains taxes to pay, much higher property taxes on your next property because of Prop 13, and limited supply of homes in the area to move to. The effect here is that families in single family home areas are more likely to stay even after their kids go to college than in the past which means fewer homes for the families that want to live here.

There's not much that can easily be done on either of these fronts, so the effect of declining enrollment is somewhat self-amplifying.

One thing that does affect enrollment upward is building new homes. Some of the communities around us are building a lot of homes, but because much of the South Bay is "built out", these will tend to be multi-family buildings. That's good to make affordability better, but the number of families and kids vary with what you build. New housing in Sunnyvale accounts for the increase in size of Cupertino High, but there's very little new housing in the Lynbrook area.

The enclosed chart is projected FUHSD school sizes, exclusive of the Lynbrook optional enrollment fix which increases Lynbrook by about 200 kids and should stay more or less stable going forward. As you can see, Lynbrook and Monta Vista will both get smaller, Cupertino and Homestead increase slightly, and Fremont grows more quickly from a smaller size. This is from the FUHSD bond and parcel tax Oversight Committee that I serve on. Either this year or last is believed to be the maximum total FUHSD attendance for a while.





  3 Thanks Celia Chiang, Dilworth · 30 Sep

Jean, you're spot on. Another contributing factor to low housing turnover is longer life expectancy.

  Kitty Moore, Fairgrove · 30 Sep

David, Tonight on Nextdoor the attached offensive cartoon was posted, near your neighborhood apparently. What is going on with developer supporters? Straight up defamation? Racism? Equating the constitutional right to a referendum this way? Developer supporters lost all reason and credibility today. Yellow Peril circa 2018? Wow. So wrong in so many ways.



  2 Thanks Rhoda Fry, Monta Vista · 1 Oct

@David, homeowners who are age 55 or older can keep their tax base when they sell their home, as long as they purchase a home within their own county or reciprocating counties and the new residence is of equal or lower value. Check out propositions 60 and 90. Many of our neighbors did sell their homes and moved after their kids graduated from high school/college (and most did not go to reciprocating counties). So I don't think that prop 13 is necessarily keeping people in their homes. Do you have data on Cupertino demographics and how many people are staying in

their homes when they become empty nesters? I don't think it is a bad thing actually, it brings in more diversity when we have a community with people of many ages.



5 Thanks Liang Chao, North Blaney · 1 Oct



After Measure C and Measure D both failed, Cupertino residents put their trust in the City Council to create a plan to revitalize Vallco Shopping Mall. \*Cupertino citizens trusted that the Council understands what Cupertino residents wish at Vallco. \*For example, reduce the size of the Vallco project by half. Who knows? The Council grew the size by 50% instead. They blew it.

1. The Council blew it when it should have intervened early in 2010 to find out how to help Vallco Shopping Mall thrive. How to bring the shops Cupertino area residents need to Vallco to revitalize it.
2. The Council (Savita, Rod, Barry and Gilbert) blew it by giving everything Sand Hill asked for in December 2014 since they gave away their negotiation power. (Fortunately, at least it was conditional on the approval of Specific Plan then... but...)
3. The Council blew it by NOT clearly stating the provisional nature of the office and residential allocation so that Vallco SB 35 could claim they get the huge entitlement without any strings attached. (The City would have a great case against this claim..., but did they fight? They wouldn't.)
4. The Council (Savita, Rod and Barry) blew it by NOT willing to clarify the text in the General Plan to assert that there is no entitlement without an approved specific plan to prevent any SB 35 application.
5. The Council blew it by allowing the former City Manager to issue the compliance letter when citizens have pointed out several problems for Vallco SB 35 application. (The Council is responsible if there is any potential misconduct by the former City Manager.)
6. The Council blew it again by NOT genuinely consider citizen inputs in the Vallco Specific Plan process. And now we end up with the Vallco Specific Plan that most residents who participated in the process can't even recognize.
7. The Council blew it again by allowing the most of the important details of the Vallco Specific Plan to be conceived behind closed doors from May to August, 2018.
8. The Council (Savita, Rod and Barry) blew it yet again by rubber-stamping the largest development project in the history of Cupertino in one Council meeting in a rush. The approved plan has NO park and NO school for over 7,000 more residents and 1,000 more students. Minimal transportation mitigation after adding 10,000 workers to commute flow, a 30% increase.

Well...\* How could the citizens who voted in 2016 expect so many screw-ups?\*

Perhaps, they are intentional actions to give in to developers? What would you call these?

\*Do we want to continue to elect Council Members who will likely screw-up over and over again "intentionally"?\*

\*Do we want to elect Council Candidates who praise such screwed-up plan and already siding with Developer before they are even elected?\*



😊 7 Thanks Tessa Parish, North Blaney · 1 Oct

I sure hope that supporters of SHP aren't proposing to do away with Prop 13, 60 & 90 to further their rhetoric?



😊 David Fung, Monta Vista South · 1 Oct

@Rhoda - The bigger barrier is the capital gain when you sell a long-time home and move. For my long-time neighbors, you can easily be looking at \$2M+ of capital gain. You have a \$250,000 exclusion (\$500,000 for a couple), but that's still a LOT of long-term capital gains tax, which is money you're losing on a move, unless you orchestrate a 1031 exchange or other tax swap.

@Jean has commented a number of times in the past that the median age is increasing along with the % of homes with no children or 60+. You can see all these trends in the census summaries for Cupertino (<http://www.bayareacensus.ca.gov/cities/Cupertino.htm>).

I don't have a problem with people wanting to stay either, but this is a big contributing factor to the declining school population.



😊 1 Thank Frank Geefay, Monta Vista South · 1 Oct

@Liang, those sound like fiery campaigning words to me:

"\*Do we want to continue to elect Council Members who will likely screw-up over and over again "intentionally"?\*

\*Do we want to elect Council Candidates who praise such screwed-up plan and already siding with Developer before they are even elected?\*"

You are talking about other candidates as well. Negative campaigning right off the bat. And not very civil or considerate of other candidates.

I hope you are not setting a precedent of campaigning on ND. That is definitely against ND policy.



😊 Vikram Saxena, Monta Vista · 1 Oct

@David

Another issue is that prices have done so well that people have no reason to sell.

Let prices fall for six-twelve months and you will see a lot more people wanting to cash out.



😊 1 Thank Liang Chao, North Blaney · 1 Oct

Frank - I merely stated facts on their actions. Those three council members are in fact quite proud of their accomplishments. Therefore, those actions are likely not "screwups" in their mind. They might be proud that Developer gets to use SB 35 to threaten citizens who are upset with the plan they approved: No Park, no school for 7,000 more residents in the most park-deficient area with most crowded schools.

There has been constant negative campaigning against me and Better Cupertino on Nextdoor. Have you ever complained about that?

Posing questions for people to think about is campaigning?  
Please double check Nextdoor guidelines on campaigning.

In fact, accusing others of violating Nextdoor guidelines, especially ones that do not exist, in the General Feed might be against Nextdoor guidelines. Such accusation confuses people.



😊 1 Thank Frank Geefay, Monta Vista South · 1 Oct

@Liang, I don't agree with how you stated many of those 8 points but let us say for the sake of argument that they are as you stated. You are saying by inference that a council candidate screwed up and some other sympathetic candidates will continue to "screw up" if elected so vote for me, not them.

You have implied that you are a person of integrity. But what you are doing by starting your campaign off with a negative campaign on ND and defending your statement as just stating the truth so it isn't campaigning isn't being truthful or an act of integrity.



😊 1 Thank Rhoda Fry, Monta Vista · 1 Oct

@David, yes, I am aware of the capital gain issue; how lucky that people can sell their homes and leave with money. However, you were talking about prop 13's lower taxes keeping people in their homes. Props 60 and 90 were designed to make it easier for older homeowners to downsize if they want to.

Thanks for 2000 to 2010 census data link showing that age 65 and up appears to have increased from 11 percent to 12.5 percent. But households with kids has gone up (see next paragraph)! There could also be parents of adult children moving in as well. Many employers are also offering employees options to delay childbearing (e.g. freezing eggs as a benefit) and that too could eventually affect school population (along with genetic birth defects, which increase with paternal age).

The data also shows that the number of households with people under the age of 18 in them has gone up from 41.6 percent to 46 percent. At the same time, the under age 5 has gone down from 6.1 percent to 5.4 percent. With so many rental properties, it makes it easier to move and many people do move here when their kids go to school (I've met many people who moved here when their oldest child went to 9th grade). Indeed, from 2000 to 2010, the number of people living in rented homes went up. There are many scenarios that can be inferred.

Regardless of what one can infer from the data, I don't see anything wrong with shrinking the schools and I would welcome the disappearance of portable classrooms.



😊 5 Thanks Gary Jones, Monta Vista · 1 Oct

Kitty, exactly how is the cartoon racist? Looks like someone running for city council to me(a public figure). Political cartoons of public figures are constantly reflecting Freedom of Speech. Are you attacking the artists right to Freedom of Speech? That would be a little hypocritical; don't you agree?



😊 Gary Jones, Monta Vista · 1 Oct

Kitty, I see you edited the cartoon. Here is the full version. Of note is that the artist is Chinese too. It's pretty clear to me; who is the public figure in your opinion?



2 Thanks Gary Jones, Monta Vista · 1 Oct



Kitty, in fairness to the artist you failed to give our neighbors the full text to the cartoon posted to Monta Vista South. Here is that text: William Mo wrote: "First, let's talk about the impact to our democratic representative system. Referendum is a form of direct democracy – it derived from the ancient Greek city-state era. When important issues occurred, the government summoned all citizens together to discuss and vote for a majority decision. However, this form of direct democracy evolved over time when the city's issues became more complex and complicated. They are largely dependent on professional research and analysis nowadays when most citizens are unable to understand the whole picture or minute details of the issue. Also as urban population grew, it became more difficult to gather all citizens together to discuss important issues. As our society became more industrialized, to compared to agricultural societies, civilians of today are focused on their professional growth. As such, it is more difficult to devote their time and energy to complicated local issues. If the majority of citizens then do not have a complete understanding of an issue, a 'majority rule' vote could very well be misleading; we call it "the tyranny of the majority." In order to prevent this type of flaw in our democracy, our constitutional designer developed the representative government of democratic republic which we use today. In this system, citizens elect representatives to act on their behalf in the government. When a problem arises, the council assigns a committee composed of experts from various fields. The council then reviews the feedback from these experts to make a decision regarding the problem.

Today the city of Cupertino followed this standard procedure of democratic representation to process the Vallco case when Opticos submitted their proposal after two years of aggressive interactions with the developer and the community. At the same time, our city's advisory committee, which was composed of engineers, economists, super intendants, environmental specialists and more, studied the impacts of the proposal to Cupertino as well as the whole Silicon Valley. This committee not only analyzed the impact of the proposal to our immediate future, but also the lasting impact up to 50 years from today.

Regards to Specific Plan, the advisory committee submitted six recommendations to city council based on their research and the city council accepted all six recommendations before the public on 9/19. This entire process was completely in line with our representative democratic procedure. Our institutional designer kept the original majority rule as an option and it's understandable that people use this option once in a while, however, if it is used extensively to interrupt the results of a normal democratic operation to attempt to fulfill an individual or groups political agenda, it hurts our democratic system in a very bad way. In 2016, both Measure C and D were defeated and it represented a clear signal from citizens that they did not want the referendums. The citizens prefer our council to carry out their constitutional responsibility in resolving issues like the Vallco case.

If the new round of referendums to blow up the tier 2 plan succeeds, then we will all face a more aggressive SB 35 plan that brings no additional benefits to the community and instead only adds taller buildings while removing more retail stores. Please sign the petition here to stop this referendum today.



<https://www.change.org/p/cupertino-city-council-keep-cupertino-collaborative-no-referendum-no-lawsuit-cupertino-a2734383-63f5-4e92-b787-4ad16e8b0d90?signed=true>



2 Thanks MG Sharpe, Rancho Rinconada · 1 Oct

Soon we will be at my desired 55 stories, hurrah, keep at it BC, thank you.



1 Thank Gary Jones, Monta Vista · 1 Oct

MG, their continued stall tactics and rhetoric is only serving to move the SB35 forward.



No community benefits from SB35

So their actions are costing our schools millions of dollars lost if SB35 is the final word on Vallco. Not to mention the free community shuttle and more.



1 Thank Vikram Saxena, Monta Vista · 1 Oct

@Rhoda



I too was surprised to learn about the number of portable classrooms in CUSD.

Thanks to David Fung's history lessons I have much better understanding.

Now if he could use his influence to get us the detailed SGR for multi-family homes in CUSD, we can make an informed decision.



2 Thanks Vee Si, Monta Vista South · 1 Oct

@Frank if facts go against other party or if other candidates are involved with wrongdoers(developer) and took part in hurting Cupertino, pointing these item by item is NOT negative campaigning.

All the beneficiaries of SHP n similar special interests who got elected, took actions that hurt Cupertino. Time and again their votes on various issues proved their affiliations. As a result, residents like me who didn't bother with politics of city are increasing our awareness of what went wrong and where we stand. From what I read here and online, my support goes to Liang, Steven, Willey n Darcy Paul.



7 Thanks Herb Knoesel, Fairgrove · 1 Oct

Hello Liang,  
you should direct your frustration towards the folks of "Better Cupertino"!  
They were responsible of killing "Hills at Vallco" a couple of years ago.



1 Thank Anil Kumar, Wilson Park · 1 Oct

@Herb, The current situation is due to CCC ignoring the Voters verdict, as well the input from citizens in the later stages.



It is a clear indication that CCC is for developer and By the developer and Not for the people.



2 Thanks Sathish Kumar, Rancho Rinconada · 1 Oct

Against 3 council members who care less for residents and play shell game with SHP.



5 Thanks Vikram Saxena, Monta Vista · 1 Oct

@Herb:



Did anyone think about how a publicly accessible Green Roof at the Hills would be secured? What

would happened if a teen chucks a baseball into the plaza 120 ft below? Who would be liable if it hits someone?

How would the city perform long term maintenance and upgrades on a structural 120'ft above the ground?

Salesforce transit sector's brand new green roof is already facing structural problems.

<https://www.enr.com/articles/45250-salesforce-transit-center-scrutinized-after-discovery-of-cracked-beam>

Green roof was offered so that SHP could do away with any ground level green area.



3 Thanks Herb Knoesel, Fairgrove · 1 Oct

@Anil

"Ignoring the voters verdict"?

If I remember correctly, Measure C was defeated by 60% and Measure D by 55%. So, that tells me that a majority of voters, though small, were in favor of Measure D.



2 Thanks Luke Lang, Garden Gate · 1 Oct

Vikram,

Speaking of the green roof. Why are all the green-roof cheerleaders of Measure D not even mentioning the green roof in SB 35?

You are absolutely correct that the green roof was meant to do away with any ground-level park. SB 35 had to meet objective standards in Cupertino.

But the developer managed to get the Planning commission and City Council majority to turn their backs on the park requirement in the city. So, you don't see any green roof in Tier 2.

Savita, where is our park? Is this your way of representing the Cupertino residents?



5 Thanks Sathish Kumar, Rancho Rinconada · 1 Oct

@Herb - 7 million spent by SHP with false/misleading propaganda got the votes for D, there is no surprise there.



5 Thanks Vikram Saxena, Monta Vista · 1 Oct

@Satish

It was the trunk full of mail in support of Measure D and the 45ft homes message which got me interested in local issues.

I had no interest or idea on what was going on before.



3 Thanks Liang Chao, North Blaney · 1 Oct

Whatever Sand Hill would be allowed to do is only possible because the majority of City Council (Savita, Rod and Barry) let it happen or even enabled it.

The community could resist all we want, but it is the three Council members who voted to remove height limit at Vallco. The building height won't go up

at all if the Council had set a proper limit.

The community could resist all we want, but it is the three Council members who enabled Sand Hill to use SB 35 to threaten Cupertino with a project even bigger than the General Plan allowed. (When SB 35 project is supposed to comply with the General Plan.)

Community resistance has been futile unfortunately since the Council holds all the decision power.

So, please point your blames towards the people who make decisions, not the people who are directly impacted, but can only complain and get ignored again and again.



6 Thanks Herb Knoesel, Fairgrove · 1 Oct

Thanks for your campaign pitch.



1 Thank Gary Jones, Monta Vista · 1 Oct

Herb, regardless the voters summarily sent the message that they do not want The community resistance to control our city and spoke to having those we elect make the decisions. 14,147 votes said "No" to Measure C. Now here we go again with that group Crying lawsuit and referendum. Here goes another million of your tax dollars for a referendum, litigation and staff time for things like PRAs, consultants and more.



No lawsuit

No referendum

Say no to community resistance to our city's prosperity

Over 300 and growing: [https://www.change.org/p/cupertino-city-council-keep-cupertino-collaborative-no-referendum-no-lawsuit-cupertino-a2734383-63f5-4e92-b787-4ad16e8b0d90?recruiter=901034152&utm\\_source=share\\_petition&utm\\_medium=copylink&utm\\_campaign=sh...](https://www.change.org/p/cupertino-city-council-keep-cupertino-collaborative-no-referendum-no-lawsuit-cupertino-a2734383-63f5-4e92-b787-4ad16e8b0d90?recruiter=901034152&utm_source=share_petition&utm_medium=copylink&utm_campaign=sh...)



Gary Jones, Monta Vista · 1 Oct

Herb, here's a good read as the state continues its charge to provide badly needed housing to increase supply and bring rents down so our teachers, firefighters, sheriffs, and others can continue services to our community.



<https://www.bisnow.com/sacramento/news/multifamily/these-california-bills-could-improve-the-housing-crisis-92571>



Steven Scharf, City Center · 1 Oct

Vikram Saxena: The "Lynbrook Compromise" was an acceptable short-term solution, but it just kicked the can down the road.





The boundaries for Lynbrook contain mainly ownership housing, which has a low turnover, while Fremont, Cupertino, and Homestead have a lot of nearby rental housing with a high turnover. The enrollment disparity between the high schools will eventually need to be addressed by changing the boundaries, which is hugely controversial. Sadly, sometimes the opposition is not for very nice reasons.

If anyone was around here when the middle school boundaries were changed, it was so contentious that a recall of the CUSD board was threatened. But Lawson turned out to be as good or better than Kennedy, and everyone forgot about it. You can't continue to have the situation of

some schools being so overcrowded and other schools being under-enrolled.

Also, as I mentioned when I spoke from the dais, two of the FUHSD board members told me that Sunnyvale High School will eventually have to be re-opened for two reasons. First, because of the large amount of new housing being built within the former boundaries of the former Sunnyvale High School, and second, because of the long distance that students from within those former boundaries have to travel to Fremont High School.

  6 Thanks Vikram Saxena, Monta Vista · 1 Oct  
@Gary:



Let me ask you about a few questions:

I can completely understand why people want more affordable housing.



But why do you support all the office space when we are not served by any mass transit service?



Why do you support a Green Roof as a substitute for regular greenery when the long term maintenance and liabilities are unknown?



Please don't say it is about BC; the office space allocation was the first thing CCC approved after the SHP purchase.



  3 Thanks Gary Jones, Monta Vista · 1 Oct  
Herb, here's another good article:

<http://www.latimes.com/business/la-fi-rent-slowdown-20180921-story.html>



  Steven Scharf, City Center · 1 Oct  
Vikram, after what's happening in San Francisco right now, I think that it's pretty safe to say that more projects with green roofs are unlikely. They sound wonderful but constructing and maintaining them are hugely expensive and problematic. It could have been much worse in San Francisco had the cracked beam not been visible.

  6 Thanks Gary Jones, Monta Vista · 1 Oct  
The cracked beam is a weld failure. Please stop getting people worked up.

  Tessa Parish, North Blaney · 1 Oct  
Exactly! A failure

  1 Thank Gary Jones, Monta Vista · 1 Oct  
Tessa; how many failures did the new bay bridge have? They fixed them and we move on. Please stop scaring people.

By the way; because of Nimbyism we now live with SB35 and whatever follows.

  Luke Lang, Garden Gate · 1 Oct  
Gary Jones,

Why are you not touting the green roof in the SB 35 plan any more? Have you changed your mind since Measure D?



2 Thanks

Tessa Parish, North Blaney · 1 Oct  
Does Tier 2 have a roof park?



3 Thanks

Vikram Saxena, Monta Vista · 1 Oct  
@Gary:



The question is how much would it cost the city to maintain the roof at a height of 120 ft above ground?

What happens if the failure is not in the exposed panel?

More importantly, who is liable for the failure in the long term?

What happens if SHP decides it has profited enough and decides to bail (eg: enter bankruptcy or renege on its promises like on Main St)?



4 Thanks

David Fung, Monta Vista South · 1 Oct



@Vikram - How much liability does the state have when you crash your car? They gave you a license, you know...

Vallco is a privately owned project. There's a group of people who seem to have a hard time understanding that. They're responsible for maintenance and liability. If somehow they defaulted and went bankrupt, their lenders and creditors would own it and have the same responsibilities.

A Tier 2 Vallco has civic components as well - a potential performing arts center and FUHSD space. As tenants, the city and school districts have the same liability requirements as any other tenant. There would also be community spaces that would be handled just like Main Street or Cali Mill Plaza today - they are maintained and operated by the property owners and the city is granted priority access rights by a contract that was initiated as part of the development agreement.

These issues are pretty unremarkable because the deal is unremarkable except for the size.

And since nobody has mentioned it in this thread yet, the new Transbay Terminal is owned and operated by Caltrans. It's NOT a private project.



2 Thanks

Gary Jones, Monta Vista · 1 Oct  
Vikram; what if?



Tessa Parish, North Blaney · 1 Oct

Defenders of SHP



1 Thank

Vikram Saxena, Monta Vista · 1 Oct  
@David:



Thanks for chipping in.

So the entire development in perpetuity will be treated as private property and they can limit access to any green space they create? What does priority access imply?

And the maintenance of the green roof and all the common areas would be the responsibility of

the HOA & the retail operator and so on?

Please do confirm.

What about the performing art center? Will the ownership and maintenance be with SHP or the city?



😊 2 Thanks Gary Jones, Monta Vista · 1 Oct

Tessa, its time to move on. Implying those who don't agree with you are defenders of SHP is inappropriate.



😊 Frank Geefay, Monta Vista South · 1 Oct

I don't understand why it would be any more difficult to maintain a rooftop park than a ground level park. Once you are on the park area you can't tell that you are on a roof until you get very close to the perimeter wall. I visited Facebook's much smaller rooftop park. I couldn't tell I was on a rooftop until I was about 10 feet from the perimeter wall.



😊 Vikram Saxena, Monta Vista · 1 Oct

@Gary:

You still have not answered why you support so much of office space?



😊 4 Thanks Tessa Parish, North Blaney · 1 Oct

What green open space? The small tiny Park is as big as the one on Main Street behind 85 degrees. There are walkways and paths in between the buildings. You still have no major areas where kids could throw a ball or play a game I'm sure they'll have play structures LOL



😊 2 Thanks MG Sharpe, Rancho Rinconada · 1 Oct

The rain is coming, whoopeeee!!



😊 Luke Lang, Garden Gate · 1 Oct

There is a group of people, especially some City Council Members and Planning Commissioners, who seem t have a hard time understanding the purpose of zoning.

Zoning is meant to manage development so the City overall benefits from development rather than suffer from it, as it is the case today. Zoning has nothing to do with developer profit.

Today, some of the major problems that we face are housing affordability crisis, traffic, pollution, and school overcrowding at some schools. Tier 2 and SB 35 both make these problems even worse.

We desperately need to put real leaders into the key positions of local government. Savita, Rod, and Berry have voted in favor of a project that will exacerbate the housing crisis. The massive number of workers are going to swamp the supply of housing and bid up housing cost.

And it should be easy to recognize the threat delivered by some: If you don't go with Tier 2, you will be stuck with SB 35. No! That's absolutely not true. Don't be threatened. If these people are your friends, they wouldn't threaten you. The SB 35 plan is being challenged in court. Tier 2 will be overturned by referendum.

Carefully consider the City Council candidates so this kind of nonsense will not happen again.



9 Thanks

Gary Jones, Monta Vista · 1 Oct



Class A office space is a long term lease proposition that mitigates the risk of economic downturn and vacancy from high risk land uses such as retail, entertainment and apartments.

It also helps the city's risk from being economically dependent on one company.

The premium from Class A space also provides the revenue for community benefits.

An overly simple explanation; but, will suffice for a reply here to on Nextdoor.



Luke Lang, Garden Gate · 1 Oct



Frank Geefay,

Does Facebook allow you to BBQ or play baseball in their rooftop park?

I visited the Salesforce Park last Sunday. They won't allow me to take pictures with a real camera.



1 Thank Tessa Parish, North Blaney · 1 Oct



It isn't just not agreeing, in fact, I don't believe I've heard a disagreement, pretty much only defense.



2 Thanks Vikram Saxena, Monta Vista · 1 Oct



@Frank:

Buildings are designed for a particular weight load.

A green Roof especially one with plants other than grass will see its weight increase as the plants grow in size. After it rains the soil will absorb rain which increases weight. That means the garden needs adequate drainage to not retain the water. The gardening has to worry about things more than just maintenance. Maintaining the green roof and vegetation will be relatively more expensive.

Further is the building is open to the general public there is variable amount of load. Will we allow assembly (a music performance or theater there?)

It is a wonderful idea but I do not feel the liabilities are well understood.



3 Thanks Tessa Parish, North Blaney · 1 Oct



except for retail in the Bay Area, I don't think it's dead here I do think that some chains such as JCPenney's and Sears failed to change with the times as well as Macy's and so have become dinosaurs but a lot of other stores are sprouting out and Retail all around us is doing great. Residents voice a big desire for more places to shop and hang out.



1 Thank Vikram Saxena, Monta Vista · 1 Oct



@Gary:

How does Class A or long term leases help the city?

Yes they are less likely to come empty in a downturn but even when they are occupied what do

we gain?

It does help the property owner.

But that should be the number #1 priority for the city?

And given the need for more housing due to more offices what prevents future rezoning of single family regions to multi-family? Example the large lots on Evulich Court right next to the swim club?



2 Thanks Ganesh Kanna, Rancho Rinconada · 1 Oct

Amazon opened its store in Santana Row , Valley Fair is adding more shops.



2 Thanks Frank Geefay, Monta Vista South · 1 Oct

@Luke Lang, this was a private park restricted to Facebook employee and guests. It was not designed as a playground. I would think the Vallco rooftop park would have areas with artificial turf for children to play ball inclosed by a tall chainlink fence. 30 acres has lots of possibilities. That is possibly larger than the Target property including parking lot..



1 Thank David Fung, Monta Vista South · 1 Oct

@Vikram - Yes, the project will be private until such a time that some municipal body decides to buy it. I wouldn't hold my breath waiting for Cupertino to come up with \$4-5 billion dollars to buy it though...



Since you guys are still having a hard time understanding the difference between a general plan, specific plan, and approved project, I'll just remind you that the Specific Plan lays out the vision and requirements for redeveloping the Vallco site. If Sand Hill wants to make a Tier 2 or Tier 1 Specific Plan project, they will have to submit a design and the city will review and approve or deny that proposal. Nobody other than Sand Hill knows what it will look like or how tall the buildings will be, other than they need to fit into the envelope described by the approved Vallco Town Center Specific Plan, otherwise they'll need an amendment to build it.

That proposal will also define what the community spaces will look like including what will be public and what will be restricted to private use. At that time, the developer will create a Covenants, Conditions and Restrictions (CC&Rs) document. These will be the rules of who pays for what, and part of that includes the City, which will establish conditions for the public spaces, performing arts center, etc. That part of the agreement is subject to review and approval by the city, and will establish access and usage rights, which include the term of the lease.

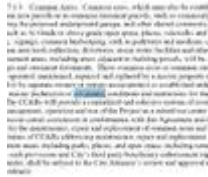
Should a Tier 2 project be built, and the city opts for an arts center, it will be leased for \$1/yr for 34 years, which was already established in the approved Development Agreement. The PAC will be operated by the city, unless the City chooses not to accept and operate it at which point the lease is terminated, and control of the PAC reverts to the owner, just like any other lease.

As I said before, this is just exactly like any private project operates. They have tenants, including the city, and the CC&R's establish the tenant responsibilities for operating the site.



Here's the section talking about the CC&Rs from the Development Agreement that was approved two weeks ago. Although this is specifically part of the approval for Tier 2, the same process applies for a Tier 1 proposal which has the same open space requirement - just no arts center.

This passage was included in the Planning Commission packet almost a month ago (the Council approval included some amendments like the additional \$4.75M for CUSD and the ELI BMR housing, but this section was unchanged), so there really shouldn't be any question about how this will work as it moves forward.



3 Thanks Gary Jones, Monta Vista · 1 Oct

Vikram, that's an interesting idea for that property. You should talk to the owners.



Vikram Saxena, Monta Vista · 1 Oct

@Gary:



I do not know the owners nor am I developer. But that kind of activity will be harder to stop once the precedents are set.

And extra office space will force the city to support more homes.



2 Thanks Vikram Saxena, Monta Vista · 1 Oct

Thanks @David



So city off the hook? Good to know.



1 Thank Frank Geefay, Monta Vista South · 1 Oct

@Vikram, don't you know that green roof is not state of the art designing? There are plenty of them in the Bay Areas and around the world. Concrete floors are much heavier than people, soil, and vegetation all together. There will be support beams like support very tall buildings with many floors. You have no ideas how heavy and strong tall buildings are including Millennium Tower. It's problem is improper support on the soil.



Gary Jones, Monta Vista · 1 Oct

Vikram, good. We need more housing.



Gary Jones, Monta Vista · 1 Oct

Vikram, I'm wondering if you are aware of all the housing coming as part of the Stevens Creeks Urban Village?



<http://www.sanjoseca.gov/index.aspx?NID=3792>



Vikram Saxena, Monta Vista · 1 Oct

@Gary:



No I was not.

Thanks for sharing it.

But that will not get Cupertino off the hook of ABAG requirements? Or will it?



1 Thank Gary Jones, Monta Vista · 1 Oct

I believe with the SB35 Approval Cupertino will be off the hook for many years to come.



Gary Jones, Monta Vista · 1 Oct

Vikram, this economic brown bag lunch on the economics of Vallco may answer some of your questions: <https://envisionvallco.org/document/charrette-1-economics-brown-bag-presentation>

YouTube source: <https://envisionvallco.org/document/charrette-1-video-recording-economicretail-brown-bag-presentation>



Parth Bharwad, Monta Vista · 1 Oct

I want to provide some clarity on inaccurate points made about portables,

1. If you aren't a student, your opinion on whether portables are acceptable is obviously not from first hand experience and should be taken with a "grain of salt"
2. Portables allow for schools to offer classes that they might not have been able to offer if they had to spend \$1m per classroom
3. Not all regular classrooms have sinks or bathrooms attached, in fact, only science classes do!!
4. I would be more than happy to sponsor umbrellas or rain jackets for students (or more accurately PARENTS) who think walking in the rain to a "further classroom" is detrimental to the learning experience
5. Fun fact: I can name portables closer to middle of campus at all the high schools so please don't tell me "they are too far and require extra walking"
6. Portables allowed MVHS to add 5-6 business classes, 2-3 math classes, Yearbook class, Football coaching facility, and provided additional after school activity room
7. Someone walking into a portable is not going to distract your kids from getting the best grade they can on a test as mentioned earlier
8. Instead of building 1 additional classroom, let's divide it by 5 and give each high school an additional 200k for just about anything else like DECA/FBLA funding, special education programs, physical education, etc...



3 Thanks Tessa Parish, North Blaney · 1 Oct

BTW-Liang thank you for taking the time to read the details. I just re-read your post and realized how much you had to read, understand and deduce. I wonder if ALL the council members read it all as you did? and I wonder if they had the same questions?

I know that not everyone has the ability to comprehend the same. I admire that about you. I've seen you read something quickly, and immediately after you have conclusions & questions. I personally wish there was a test given to those that run for City Council.



2 Thanks

Vikram Saxena, Monta Vista · 1 Oct

@Parth



My discussion with David was on CUSD (elementary & middle) and not high schools (FUSHD).

Most of the classrooms I went to in elementary school had a sink (except the portables).

While we are at it, Kennedy does not have lockers. You should see the size of the bags which students carry to school everyday. Many of them lug a roll-on bag since the bag is so heavy. And they have to carry the bag from one class to another including to and fro from the portables.

You may have great concentration and the vibrations may not bother you but they may distract others not blessed with your focus. You may enjoy getting wet or feel excited about darting between classes in the rain; others 6th graders may not especially when they are carrying a giant bag. Not everyone has your rugged constitution.

I have seen schools in three different states. And in spite of our massive wealth and high scores we have infra gaps others are surprised to learn about. Our weather allows us to get away with stuff other regions cannot.

And no one has asked for replacing portables at \$1M. But at the same time let's also not forget that our schools operate way above the capacity they were originally designed for. The primary reason being that the massive cuts CUSD saw in 70s & 80s were not rolled back once the upward growth resumed.

There are inflection points where the impact of decisions will be long lasting. Our city is at one such point. Let's make sure we understand what we are getting into before taking the leap.



5 Thanks

Frank Geefay, Monta Vista South · 1 Oct

@Vee, negative campaigning is when a candidate tells people how bad their opponents are. It doesn't matter whether they are telling the truth or not.



Positive campaigning is when a candidate addressed an issue without criticizing the opposing candidates.

On NextDoor if you attack a person's character it attacking a person personally and is not condoned by ND. If you criticize the ideas or topics it is not considering a personal attack.

@Liang was clever not to mention any specific names but it was clear about who she meant. She said that people shouldn't VOTE for those people because they did or follow the people whom she accuses of doing the wrong things. It is here opinion that these were bad decisions and implies that she would not make such screwups. That is negative campaigning.



1 Thank

Vijay Kumar, Jollyman/Faria · 1 Oct



The fact that the portables are getting added is a testimony to overcrowding of schools. How else one can explain adding of portables? One doesn't have to be in the class to experience how bad

portables are; you can hear it from your kids too.



3 Thanks Vijay Kumar, Jollyman/Faria · 1 Oct



A good samaritan shared attached document in a WhatsApp group. A new PAC has sprung up in last 10 days to support SHP backed candidates based on PAC's treasurer name.

Interestingly, the title of the PAC says "Cupertino Residents for Local Ethical Government". Is that an admission that current government is not ethical?



4 Thanks Tessa Parish, North Blaney · 1 Oct



Frank, Liang is free to express her opinion on what a screw up in politics is and what to do about it...are you seriously going to pick on Liang for this after William Mo made a cartoon MORE than attacking Liang's views but also racist to boot???

I know you want SHP plan, i know you want your micro units featured in it and I understand you have, what you believe, to have good reasons for it but don't attack people who don't agree.

I disagree with SHP project for health/pollution reasons, traffic reasons and for density reasons. I have lived in large, crowded cities with too many people per square mile. I know what that density does to people. I know what it is not what I believe the majority want. I may be wrong but the only way to find out is with a referendum.

If the developer had gone through the property channels from the beginning, not been too greedy 2 yrs ago, not tried for 2 Mill sf of office, if he had given the residents a decent amount of retail 800K, I really think, they would be well under production. He had a chance. The battle wouldn't have had so many residents screaming.

So, yeah, in my opinion, if you don't like what you see now, don't vote for the same people that let it happen! simple.



2 Thanks Tessa Parish, North Blaney · 1 Oct



Vijay, not surprised to see some common names.



2 Thanks Frank Geefay, Monta Vista South · 1 Oct



I believe that it is not legal for schools to be overcrowded. Adding portables to schools gives them more capacity so that all students will be able to attend school thus avoiding overcrowded schools. As is mentioned permanent classrooms cost over a million dollars and takes time to build. Portables costs \$200,000 and can be installed in a week. Permanent classrooms would require five times the bonds to be passed by voters to build immunity as the need arises.

The district is financially strapped. Unless parents are willing to pay for permanent classrooms as needed there is simply not enough money. I don't understand why parents cannot understand this. It is a necessity, not a simple option. Permanents have been installed when there is enough bond funds available.



Vijay Kumar, Jollyman/Faria · 1 Oct





We are not talking about whether adding portables legal or not. Why do we need portables if not for overcrowding? A very simple question needing a simple answer.



😊 2 Thanks Luke Lang, Garden Gate · 1 Oct  
Frank Geefay,



Here is what I understood from you about negative campaign. It attacks others without addressing the issues. Is that right?

Is the statement below by you an example of negative campaign?

"The BC ghost or secret society is now more secretive and clandestine than ever. It does not have any centralized leadership but is likely broken up into separate cells each taking on different function. Their research sell is quite good and sophisticated at computer technology and software. It is totally opaque organization, invisible to all not part of the inner circle. It totally lacks transparency. I feel that they really don't understand the true meaning of "transparency" though they toss the word around a lot. That is what I have so far figured out. I don't know where they got all their ideas from but it isn't from an amateur or from a very smart organizer. But it is very cleverly conceived. And because it is so opaque it is difficult to tell who is responsible for doing what."

You were very clever not to mention any specific names but it was clear about whom you meant. You claimed "ghost or secret society", but you can see real people at the BC library booth every Saturday and Sunday. You accuse of wrongdoing but can't name anything that's actually wrong. It's all your unsubstantiated opinion. That is negative campaigning.

For more than 3 years, I have stated that I'm part of BC. Many people see me at the BC library booth on the weekends. I am quite visible. Liang Chao and Jon Willey are running for City Council. Is that real and visible enough for you?

If you want to talk about "ghost or secret society," you might want to check out Cupertino Thrive, Cupertino United, Cupertino Forward, Cupertino Today, Cupertino Collaborate, etc. Over the past 3+ years, there has been one and only one BC. I don't need to remind you all that BC has accomplished. What can you say about all of the others that I have named? Can you say anything about them? If not, isn't that the definition of "ghost or secret society"?



😊 6 Thanks Tessa Parish, North Blaney · 1 Oct

Frank, you have made our case, that the schools are not technically overcrowded but ARE in fact above its intended capacity. So they keep adding portables and there you go, we have no over crowding. Semantics. In our school, I've head they don't want to add more because it will take up play area. Bring in thousands of people and chances are, it will affect our schools.



😊 3 Thanks Steven Scharf, City Center · 1 Oct

Tessa, don't conflate Sears with JC Penney. The failure of Sears was purely intentional and highly engineered, see <https://www.usatoday.com/story/money/2017/03/22/sears-holdings-ceo-eddie-lampert/99487518/>.



JC Penney's prospects had brightened but Trump's tariffs may do them in. See <https://www.usatoday.com/story/money/2017/03/22/sears-holdings-ceo-eddie-lampert/99487518/>.

Malls in the Bay Area are doing quite well with very high occupancy rates. When the land is zoned for retail the mall owner has to take steps to lease out the stores. I asked a commercial real estate broker how a mall like Hayward's Southland Mall, located in a non-affluent area, was able to maintain nearly 100% occupancy. He said that the lease rates are set at a level that chains are willing and able to pay and that the management seeks out tenants so that if a tenant fails they are able to replace it.



5 Thanks Tessa Parish, North Blaney · 1 Oct

Thank you Steven, yes that makes sense. I know that retail is NOT dead. we need a mall...just 2 days ago, new families in the area mentioned we don't have good shopping and don't have family friendly hang outs. ;-(



1 Thank Vijay Kumar, Jollyman/Faria · 1 Oct

Badly managed retail chains and business models fail everywhere around the globe. The malls in sparsely populated remote areas die. Seems like some are intentionally misleading people with false data such as equating Santa Clara schools to Cupertino schools.



1 Thank Vikram Saxena, Monta Vista · 1 Oct

@Frank Geefay:



The reason we have to add portables is that we shut down a dozen or so schools in the 80s and have been unable to reopen most of them. Enrollment grew by about 45% from early 90s to the early 2010's and infra growth lagged far behind.

As a result we are squeezing in more portables into the schools remain open. Portables are less expensive & easier to add; permanent structures require longer term planning and cost more.

But every time we squeeze in more students into the same building, we are paying the price. A much larger pool is competing for the same (and at times, reduced) physical resources.

We may not be able to provide them with lockers.

We take up open play area to put in portables, leading to overcrowding during recess and more on-field conflicts.

The probability of the student being selected for a school team (sports, debates etc.) is reduced simply because there are more students competing for a fixed number of spots.

Pick up/drop off becomes more time-consuming.

Neighborhood becomes grid-locked, and local residents are boxed in for up to half a hour.

The streets next to the schools become more dangerous for pedestrians and cyclists as time-starved guardians feel rushed due to the delays.

Let's not play with the future of our children please!



Frank Geefay, Monta Vista South · 1 Oct

@Tessa, all that matters is that every student has a classroom to go to. All other arguments are to justify the validity of your answer even if it is not true or relevant. Our district schools are not in



danger of being overcrowded. That is simply a myth. The district can increase school capacity by adding additional portables for a fraction of the cost of a permanent classroom.



Frank Geefay, Monta Vista South · 1 Oct



@Vikram, that is likely true. But thanks to Barry Chang he puts a stop to that when on the CUSD School Board. There are also schools sites that are rented out or converted into parks. So there is still land available to convert back into schools.



Frank Geefay, Monta Vista South · 1 Oct



@Luke Lang,

Negative campaigning is when one candidate attacks another candidate to discourage the voters from voting for the opponent.

Positive campaigning is when a candidate gives reasons to voters to vote for them without attacking their opponent.



1 Thank Frank Geefay, Monta Vista South · 1 Oct



@Vikram, I would suggest that you take your other concerns up with the school district.



Frank Geefay, Monta Vista South · 2 Oct



@Luke Lang, yes and no it was a negative statements. But it was not directed towards an individual nor was I campaigning. So it fell within the guidelines of ND. If you feel I was attacking an individual then name who I was attacking. I was talking about BC. I am not even sure if it is an organization since there are no members and thus no officers. So no one knows who is liable.



Vikram Saxena, Monta Vista · 2 Oct



@Frank Geefay:

The school closure happened in the 70s-80s. Did Barry Chang have a hand in that too?

And I am wondering why should we stop at portables? Lets just start pitching tents and holding classes in them ;).



2 Thanks Frank Geefay, Monta Vista South · 2 Oct



@Vikram, Barry Chang was on the CUSD Board in the early 1990's when he stopped the selling off of excess school though it could be earlier.



Luke Lang, Garden Gate · 2 Oct



Frank Geefay,

It would be helpful to review Next-door guidelines on:

- Disagreements and conflict
- Public shaming
- Personal disputes and grievances
- Discrimination and hate speech

If you are "not even sure if it (BC) is an organization", why are you talking about something that you are not sure about? Maybe it would also be helpful to review the guidelines on ranting.



2 Thanks Frank Geefay, Monta Vista South · 2 Oct



@Luke Lang, all I know is that it is not a person which is the only relevant thing for ND. Perhaps it is a movement. You have been associated with it since near the beginning. You tell me what category of entity it is.



Why can't I talk about "something" that I am not sure about? As long as I am talking about "something" and not someone I am on safe grounds with ND. The only thing negative I said about BC is its total lack of transparency. I actually gave it a number of complements



😊 Vikram Saxena, Monta Vista · 2 Oct  
@Frank



Barry Chang joined the school board in 1995.

The last school was sold/converted in the early 80s.

Please check your facts



😊 1 Thank Gary Jones, Monta Vista · 2 Oct



Frank, you are so respected in the community for your contributions. Keep being you. BYW, thought you might like this:

<https://twitter.com/yimbyaction/status/1046784456692920320?s=21>



😊 2 Thanks MG Sharpe, Rancho Rinconada · 2 Oct



Today is a good day, Mantra, feel the good!



😊 2 Thanks Yuwen su, Monta Vista South · 2 Oct



Frank, you were saying "I don't understand why it would be any more difficult to maintain a rooftop park than a ground level park"

Have you heard about SF Transbay accident? Green roof of SF Transbay is only 5.4 Acre, SB35 will be 30 Acre, I can't imagine the cost.

We need to elect our City Council who will care about the delivery of the projects



😊 5 Thanks Vikram Saxena, Monta Vista · 2 Oct



@Frank:

Talking about impact of schools which are operating well above originally planned capacity:

Today a student from Monta Vista High School who was riding her bicycle was hit by a motorist.

Initial input is she was injured and her bicycle crumpled; hopefully the injuries are not serious.

The time spent stuck in traffic affects us negatively. We not only run late, but when we are rushed we become less careful.

There is a cost we pay for the lack of planning and operating over capacity.

For all the old-timers here, please pause a little.



😊 3 Thanks Frank Geefay, Monta Vista South · 2 Oct



@Vikram, as I said Barry stopped the sale of other schools. So that is why no schools were sold after that. I and my wife were involved with the school then so I know what was happening. I just



couldn't remember the year.

I still remember the Monta Vista student who was hit and killed around 2014. It is tragic that drivers are not aware of the presence of bicycles when children are bicycling to school. I am truly saddened by these accidents when we are trying to encourage kids to bicycle to school instead of parents driving them. Drivers need to be on the lookout for students riding their bicycles to school. I really hope this child is not seriously hurt also.



1 Thank Frank Geefay, Monta Vista South · 2 Oct

@Yuen, so you want to ban all rooftop gardens because someone had a defective wildining? That is like not buying a car because the car could have a defect.

Engineers are good at designing load bearing structures. Can you imagine the weight that each floor must support of successive floors above in all skyscrapers? Thousand of times more weight than a mere rooftop park. Stop making up all of these fictitious reasons against a rooftop park. They are gaining popularity due to the lack of land such as exists here. And they shelter the buildings below from the extremes of weather thus conserving energy to heat and cool. They use no more water than a ground level park. This is all nonsense.



1 Thank Tessa Parish, North Blaney · 2 Oct

@Frank, what you are stating is the myth. They are increasing capacity by increasing portables which is NOT ACCEPTABLE. The defense is that they are not overcrowded but ONLY because they increase portables which DECREASES play area for the children, increases the use of electricity and therefore costs because they don't have insulation and hotter in summer and colder in the winter. Technically not over crowded but they ARE beyond intended capacity? Shall we keep building portables until there is no play area?



2 Thanks Vikram Saxena, Monta Vista · 2 Oct

@Tessa:

Indeed.

@Frank What I would suggest is that you go to Kennedy one morning and look at the size of the bags which students carry everyday since the school does not have lockers.

And they have to carry that between different classrooms after every period. Many bring roll-ons which they drag behind them. And they become tripping hazards since in the rush other students often don't see the roll on being dragged behind them.



1 Thank Gary Jones, Monta Vista · 2 Oct

Vikram, that's their homework and computer.



Vikram Saxena, Monta Vista · 2 Oct

@Frank

Can CUSD take back some land they gave to the city for parks etc?

How will CUSD plan for expansion over the next two decades (10-20%).

Should SHP which will have very high net profit margins not mitigate the impact?

If only our CCC had some spine...



😊 1 Thank Frank Geefay, Monta Vista South · 2 Oct

@Vikram, what does carrying books have to do with this discussion? Permanent classrooms are often further to walk than portables. And student have to tote them all the way to school. This has been happening for decades.



😊 1 Thank Tessa Parish, North Blaney · 2 Oct

Frank, carrying books because there is no space for lockers. Their books between classes she is referring not home for homework.



😊 Vikram Saxena, Monta Vista · 2 Oct

@Frank:

If you have lockers you only carry what you need for a class; not your bag and lunch and water or anything else you bring to school which is not needed for the class.

While it depends on the school design permanent classrooms are typically in the same building and not in a separate area like portables. And the corridors of the permanent structures are protected from the elements.



😊 Frank Geefay, Monta Vista South · 2 Oct

@Vikram, the properties owned by the schools districts are still their's. But there is no money available for converting them back into schools.

Other cities around us have had significant development and housing turnover to have a healthy taxes base for funding school so they are Basic Aid districts that get excess property taxes going to their districts. FUHSD is such a district because it extends significantly into Sunnyvale which has a lot of development and housing turnover. However CUSD is a Revenue Limited district which does get the minimum LCFF funding per student from the state. In other words the State has to subsidize our school's income because we provide too little property tax to cover basic needs. Cupertino property taxes are like in poorer areas around the state. We are underdeveloped believe it or not. So even though we have among the highest ranked schools in the state in one of the most expensive cities in the state we are among the lowest funded school district in the nation. What irony. A perfect storm for minimum funding. And we have no one to blame but ourselves. I'm a party to this. So are all of you. And BC perpetuates this perfect storm which keeps on storming.



😊 1 Thank Vikram Saxena, Monta Vista · 2 Oct

@Frank

How about SHP contributing something proportional to the real estate value they are creating (\$5B or 5,000 million is the latest Injave heard) at Vallco?

They will easily earn a 20-30% premium over areas with lower performing school. Shouldn't the city be getting a meaningful portion of the extra value add?

Let them at least contribute enough to mitigate the effect of the students who will join us by funding new campuses?

And not piggy back on the fact that because we may be able to cut back on portables as our enrollment slows.



Yuwen su, Monta Vista South · 2 Oct

@Frank, Did I ever say I want to “ban” the green roof? Don't try to fool other ND neighbors, and mark me as Anti-green roof, I have to watch careful whatever you said. You were an engineer, you shall realize the technical difficulty to build and maintain the world's biggest green roof, it's not just as easy as the drawing from William Mo. If it's so easy, please encourage the developer to provide the warranty for the roof. If the developer promised the green roof, we need to make sure the roof will be delivered and well maintained, since they were approved as part of the plan. I don't want the developer to use the green roof as the tool to help them to get the project approved, and then the roof never delivered, or just become a “solar green roof”, it's cheating! The developer need to keep their promise, and I will elect whoever will help the residents to make sure their promised get delivered !



2 Thanks Gary Jones, Monta Vista · 2 Oct

Yuwen, a project of this size and scope will have a construction performance bond. "A performance bond, also known as a contract bond, is a surety bond issued by an insurance company or a bank to guarantee satisfactory completion of a project by a contractor. The term is also used to denote a collateral deposit of good faith money, intended to secure a futures contract, commonly known as margin."



2 Thanks Frank Geefay, Monta Vista South · 2 Oct

This is apparently a community in denial if the facts that CUSD hasn't enough funds to provide permanent classrooms and lockers. Do you think that the district save on millions because they don't care about their students?? I don't have anything to do with school any longer. If you care about schools then get involved and find out the reason for yourself. But when my children went to schools and I was involved we had portables from K-12.



1 Thank Yuwen Su, Monta Vista South · 2 Oct

@Gary, thank you for your reply, we also need the financial guarantee for the future maintenance.



MG Sharpe, Rancho Rinconada · 2 Oct

Was it a parent dropping off a student, I have almost been creamed 3 or 4 times riding past Monte Vista at 8 am.



1 Thank Bin Bin, Rancho Rinconada · 2 Oct

Support



Gary Jones, Monta Vista · 2 Oct

Yuwen, the guarantee is the need to keep tenants happy. The owner has no motive to let the roof deteriorate.



1 Thank Frank Geefay, Monta Vista South · 2 Oct

@Vikram, most certainly SHD is not obligated to make such contributions but if you can convince them to do so go ahead. I don't believe in community benefits so I won't support it but if they do I won't try to stop them.



😊 2 Thanks Frank Geefay, Monta Vista South · 2 Oct

@Yuwen, you didn't say that. What was the reasoning for bringing up that incessant. You are correct that I was an engineer and see no reason why a green roof would be especially problematic. There are decades of experience on green roofs. It will be large but I don't know enough to say that they will encounter especially difficult challenges. Do you? That really is SHD problem. The liability will be their's. They will have to repair any problems that happen. So let them worry about it. You are not knowledgeable enough to properly address problems.



😊 3 Thanks Vikram Saxena, Monta Vista · 2 Oct

@Frank

It was the CCC's job to extract the concessions before giving the Crown Jewels away.

In this entire saga, the CCC is the one which is derelict.

The developer is maximizing his profits, the residents are raising their concern, it is the council which has failed us.



😊 7 Thanks Frank Geefay, Monta Vista South · 2 Oct

@Vikram, I would tend to agree with you about the buck stopping with city council. But often there is not enough information for them to anticipate problems brought up later. In 2014 too much housing was the focus (I think 289 units at the time). San Hill asked for 2M sf. of office. No one objected so the provisionally granted it. Two months later people started to realize the traffic that would cause.

I feel that too many people oversimplify life and decision making. Hindsight is always better than foresight. People blame city council for not thinking things through. But I think they have to often struggle to try to anticipate problems which don't exist yet. It is always more difficult to make a decision when in a position of responsibility than when not. So I tend to be far less judgmental than many.



😊 Gary Jones, Monta Vista · 2 Oct

@All, <https://youtu.be/zlruYI9ZwSA> tonight's city council meeting



😊 Deepika Kapil, Wilson Park · 2 Oct

@Frank, you are oversimplifying the 2014 situation. There was no resident outreach in 2014. Plus 3 members of current CCC have been extra generous to this developer.



😊 2 Thanks Vikram Saxena, Monta Vista · 2 Oct

@Frank

I was not following things till 2016.

But IIRC the 2014 allocation was hotly debated and went to a 2:00AM vote.

And the emails which were released during some discovery showed Mr. Pau admonishing council members.

That was the time we should have paused, discussed what we want and negotiated with the developer. The hastiness then led to the breakdown in trust.



😊 Frank Geefay, Monta Vista South · 2 Oct

That is not true. Council Member Barry Chang held 3 meeting towards the end of 2014. I was there for two of them. The Dec. council meeting was very well attended (full). But people were focused on housing.



😊 1 Thank Frank Geefay, Monta Vista South · 2 Oct

@Vikram, the meeting did go late because there was much discussion about the General Plan and housing. Office was only lightly touched on. It was not associated with traffic at the time.



😊 Vikram Saxena, Monta Vista · 2 Oct

@ Frank:

Once a meeting goes late, especially on something which has such a dramatic impact, the right thing would have been to not vote on the changes.

Barry holding a few meetings in December right before the vote is not what I had in mind.

Trust takes time to be earned.



😊 1 Thank David Fung, Monta Vista South · 2 Oct

@Vikram - Lockers in schools have become a vestige of the old days. There is a problem created because they are school property and located on a school site. If you put personal things in your locker and they are stolen, who's responsible?

The evolution of law around privacy has made it even more complicated. If you put something in your locker, do you have an expectation of privacy that the school cannot open the locker for inspection? What if there is an issue with somebody keeping illegal drugs in their locker? What about a bomb?

The answers to all these questions all converge on a recommendation not to put private items in a locker or have an expectation of privacy. If you bring these items to school you should keep them with you, hence more reliance on a backpack. It's just reflective of the times.

That said, there are still many lockers at Monta Vista (I don't know about the other schools). If you have need or want a locker, you can apply for one. I expect you'll have to sign a waiver to recognize the property rights issues. This is commonly publicized as an option for kids who ride a skateboard to school. They are readily available if you need one.

The schools have also tried to be cognizant of the backpack issue. One reason for the 1:1 iPad program in the middle schools was that things like their new math textbooks are available in electronic versions. Although I think that was just one of many compelling reasons for the 1:1 program, you saw a lot of public push-back against widespread adoption, if that meant toting another book.



😊 2 Thanks Frank Geefay, Monta Vista South · 2 Oct

@Vikram, I answered you questions. I don't know what you mean. The Mayor and Council Member Scharf has time to reach out to members of the community. If they are meeting with the

community they are meeting with with those who agree with them. None has reached out to me.



😊 1 Thank David Fung, Monta Vista South · 2 Oct

When the district closed the schools in the 70's and 80's, the land was SOLD because the districts wanted the money. I happen to live in one of the houses that used to be Hoover School.

There's a lot of slugging going on about the sales, but they must have made sense to the district at the time. There was actually actually a lot of thinking and concession in that process.

The districts could have sold all the land to be turned into homes, but some smart folks back then did something great for the community. They kept much of the school playgrounds to become the neighborhood parks we have today (Hoover, Jollyman, Monta Vista, Wilson, etc) and sold the school sites for new homes. This was facilitated by a tax transfer of the land to a foundation that actually conducted the sales. Part of the proceeds from those school site sales was the beginning of the CEEF endowment, which has given millions of dollars of support to the schools in the years since those sales. The community benefitted with the parks as well as future dollars accruing to the schools.



😊 2 Thanks Vikram Saxena, Monta Vista · 2 Oct

@David:

Thanks for the history. So CUSD no longer has the right to the land of the parks, right? And any new school will have to purchase the land first.

That makes it even more imperative for us to ensure that the potential impact on schools enrollment by calculated with a methodology suited for our special situation.

Financially, SHP is in a position to very easily mitigate the impact and fund 1 or 2 schools needed. The current arrangement is woefully inadequate.



😊 1 Thank Frank Geefay, Monta Vista South · 2 Oct

I was under the impression that the districts still owned the land. I must be mistaken. I was also was under the belief that there were excess sites that were leased out.



😊 Vikram Saxena, Monta Vista · 2 Oct

@Frank

They must have been excess when leased out in the 70s and 80s.

And in the 90s when the enrollment tied turned we did not have money to bring them back. Hence the move to portables to add capacity to supplement one or two schools which reopened. With a 40-50% increase from trough to peak there was not much else the district could do.

We are at another inflection point now and it's critical that we plan properly. More importantly we should not privatize profits and socialize costs.

@David The schools can make lockers day use only. That way they won't have to deal with unsavory stuff. Not all 6 grades are big enough to carry the giant bags around school all day long.



😊 1 Thank Kitty Moore, Fairgrove · 2 Oct

Wow, watching the live feed, the city plans on cramming over 8,500 people at Vallco and puts the special inclusive playground across town at Jollyman Park for nearly \$5M.



😊 2 Thanks Parth Bharwad, Monta Vista · 2 Oct  
@Kitty,

If only there was a dead shopping center within 0.5 miles of Jollyman where the owner has shown interest in re-developing to provide some sort of utility to residents 🙄 🙄

If only....



😊 2 Thanks Kitty Moore, Fairgrove · 2 Oct  
Parth,

On October 2, you choose insensitivity to the needs of others. Even I know what this date means.



😊 1 Thank Frank Geefay, Monta Vista South · 2 Oct

I don't understand why we had so many excess schools in the 70's and 80's. The population didn't significantly decline. What caused so many school sites to open in first place. @David showed a list of sites of closed schools. I don't know if that is a complete list but there were quite a few?



😊 Kitty Moore, Fairgrove · 2 Oct

Frank, just curious, do you live in a small house with your grown kids?



😊 Parth Bharwad, Monta Vista · 2 Oct

Councilmember Scharf incorrectly stated at the October 2nd council meeting that a majority of residents supported measure C and that the Vallco Specific Plan was going against their will. Well, only 9089 people actually supported measure C so not sure how that represents the majority.

Then he went on to say that the press conference held last week by Vice Mayor Sinks, Councilmember Chang, and Councilmember Vaidyanathan violated the brown act to which the city attorney responded by saying that the DAs office had concluded that it was legal. He still defended his position and the city attorney had to respectfully stand her ground and make sure the public was correctly informed.

This leads me to wonder if he (Councilmember Scharf) actually considers facts and reality or simply lives in his own fantasy world where he and his organization are the righteous saviors of Cupertino and the rest of us are "paid shills."

Additionally, thank you to Councilmember Chang who took on Liang Chao and Steven Scharf and called them out for making false, inflammatory remarks. I commend his perseverance to convey the truth to Cupertino residents.

Shame to have someone who spreads fake news sit on the council though.



😊 2 Thanks Frank Geefay, Monta Vista South · 2 Oct  
@Kitty, what is your point?



😊 Celia Chiang, Dilworth · 2 Oct

Don't think he could fool enough voters to get elected in a big city. Too many selfish and misguided 1-issue voters in this "highly educated" small city.



😊 1 Thank Kitty Moore, Fairgrove · 2 Oct



Frank, Referendum. Essentially we have a handful of retirees deciding to standstill traffic in the area and pollute all of the air. They aren't educated in anything remotely close to civil engineering.



😊 Frank Geefay, Monta Vista South · 2 Oct



@Celia, you are so right. I wish we could get some good discussion going about the 2016 Bicycle Transportation Plan. I'd also like to talk more about how to make Cupertino less car centric.

Unfortunately this upcoming election is going to be all about Vallco just as the last election was. We should rename our city Vallcotino. What did we do as a city before Vallco became an issue? I can't remember there ever been such a time.



😊 Jean Bedord, Monta Vista · 2 Oct



@Parth, the most hilarious part of Steven Scharf's accusation is that he and Ignatius Ding tried to hold their own press conference right outside the door of the room I was in for a campaign rally. Councilman Scharf had maybe 10-12 people, but inside the room, there over 70 of us....good food, too. It was all public....



😊 1 Thank Frank Geefay, Monta Vista South · 3 Oct



@Kitty, I am offended that you should characterize we seniors any less knowledgeable and any less citizens of this community than you or others are. I have talked the most about solving traffic problems without resorting to referendums. I am a very strong environmentalist and probably know more about climate change than you. How many in your group are educated in anything remotely close to Civil Engineering? Did you know that Council Member Barry Chang has a MS degree in Civil Engineering? He worked on nuclear reactor structures. Just being a Civil Engineer doesn't makes one an expert on all structures. Have you any experience with rooftop gardens?

There are many talented seniors in our community, some with mechanical and civil engineering backgrounds. Seniors have been presidents and governors and engineers and CEO's. Many seniors have been engaged with our schools and city for decades. We are not the useless, ignorant people you are making us out to be. We are progressive compared to you. But we love our city and want what is best for its future. You are not endowed with the ultimate wisdom to know what is better than we seniors. We just happen not to agree with you. And we seniors opposed to BC doesn't all think alike. We have our own opinions. We don't follow any particular ideology. We are very diverse.



😊 David Fung, Monta Vista South · 3 Oct



@Vikram - Most of the old school sites were sold for cash, so there is no mechanism for them to "revert" back. Hoover school used to be here, but it can't come back because it's land belongs to me and my neighbors now.

The school district did keep a few of the old school sites. The buildings are still there and leased out to generate some case for the district, but not maintained to the level that the active schools are. This would include the Nan Allen site, Luther in Santa Clara, and Serra in Sunnyvale (I'm not aware of others). These could be reactivated if needed, but would probably require demolition and complete reconstruction because they've been rented for almost 40 years now.

If you wanted to build a new school, it would be very expensive because you'd have to secure the land as well as demolish and build a new building. Los Altos is facing this challenge now - just buying land to build on would eat half of their bond.



But the near-term question is not about building new schools because they are just not warranted. If you believe that new school space would be required to meet some unspecified future need, then that need and cost would need to be studied in a nexus report.



David Fung, Monta Vista South · 3 Oct



@Frank - I think there were more schools in the past because the philosophy about how large a school should be has changed over the years. When money was more plentiful (pre-Prop 13), the school district could just create a new tax and add it to your property tax (we were in the top 10 states for school funding). After Prop 13, money was tight (we're now in the bottom 10 for funding, and it was not possible to justify lots of small schools.

As has been discussed recently, there are fixed costs in operating many small school campuses - two principals, two custodians, etc. Those fixed costs are still a big factor today.

I didn't post the list of historical closed/transformed sites. I'm not sure how accurate the list is, though



1 Thank Tessa Parish, North Blaney · 3 Oct



David, how is it you and your neighbors got the opportunity buy that land?

"Hoover school used to be here, but it can't come back because it's land belongs to me and my neighbors now. "



2 Thanks Vikram Saxena, Monta Vista · 3 Oct



@Frank & @David

The list of schools in CUSD which were closed is available on Wikipedia

[https://en.wikipedia.org/wiki/Cupertino\\_Union\\_School\\_District?wprov=sfti1](https://en.wikipedia.org/wiki/Cupertino_Union_School_District?wprov=sfti1)

Calabazas Creek Elementary (closed after 1974–1975 school year; demolished)

Doyle School (demolished in 1980; now Barrington Bridge neighborhood)

Earl Warren Elementary School (closed 1975; now Jenny Strand park)

Eaton Elementary School (closed in 1983, later reopened and currently operating)

Fremont Older Elementary School (demolished; now Creekside Park)

Grant School (closed 1979, mostly demolished for new homes; a portion is now Grant Park and a few original buildings serve as Grant Park Community Center)

Hansen Elementary School (closed in 1979; reopened and now Christa McAulliffe School)

Herbert Hoover Elementary School (closed 1981, demolished; now Hoover Park and accompanying homes)

Inverness Elementary School (closed 1978, demolished; now part of Sunnyvale Birdlands neighborhood)

Jollyman Elementary School (closed after 1981–1982 school year; demolished for construction of new houses (Jollyman Park))

Laura B. Stichter School (closed after 1977–1978 school year; demolished)

Luther Elementary School (closed 1982; buildings now leased to private schools with attached field serving as a neighborhood park)

Monta Vista Elementary School (now Monta Vista Park)

Ortega Junior High School (facilities merged with adjoining Stockmeir Elementary School)

Panama School (closed 1978, demolished; now Panama Park)

Portal Elementary School, including Nan Allen School on same site (closed 1983, now reopened as Collins Elementary School)

Serra Elementary School (closed 1981, buildings now leased to private schools with adjoining park)

Wilson Elementary School (closed 1975, demolished; now Wilson Park)

Zarevich Site (land that was never developed, near current-day Hwy 280 and Lawrence Expy)

Baby Boomers belonged to larger families (more siblings); that probably meant they had higher SGR. So as they went to college in the 70s & 80s the enrollment probably declined. And the involvement of the parents (CUSD had a very active PTA I am told) meant the educational standards & performance was very high.

And as the Silicon Valley boomed starting early 90s and city attracted more like-minded parents who kept the focus on keeping performance high. And the big growth in population & enrollment again.

However due to constraints of funding, the number of schools did not grow much at all. We went with the expedient method of using portables and overcrowding the existing infra. RE in Silicon Valley was now too valuable for developers to be spared for our kids.

We are at a similar junction now. We should not make the same mistake of now of ignoring investment in school infra.

If Los Altos was approving close to \$5B of Real Estate value creation, they would have made sure the developer made the city whole.

It takes a special kind of skill to sell the Crown Jewels and then crow about the 15 classrooms SHP's donation would fund. Not everyone can be so !\$&@?! (Put your favorite adjective)

And we eventually will be funding larger bond offerings to reduce the overcapacity in existing school buildings. While the pot is boiling slowly people do not notice. But then something drastic or tragic happens and people finally act.

And yes when you reduce the number of school sites so drastically the traffic to each site grows tremendously. We also have more two working parent families which means more rushed parents and cars.



1 Thank Frank Geefay, Monta Vista South · 3 Oct

@Vikram, thank you for digging up the CUSD school closure history. There were some school sites that were later reopened. And there are sites still owned by CUSD that still could be reopened if there were enough funds. But the fact remains that CUSD is a Revenue Limited LCFF district subsidized by the state. So we remain one of the lowest funded school districts in the State and nation. Our schools perform too well to receive any additional funding (see why: <https://ed100.org/lessons/lcff>). That is the dilemma our district is in today.

I count 13 schools closed. The district still has I believe 20 schools in operation. That is about a third of the schools closed. As they say hind sight is always better than foresight. It is always easy to blame people for making poor decisions after the fact but at the time funds were likely needed to support current needs so schools were closed to reduce fixed overhead and sold to supplement income.

I don't consider portables as expedient. They were the only option available to a financially struggling district to provide more capacity starting in the 1990's. There were not enough funds

to built new permanent classrooms or open another school. Some people think money isn't a consideration. It is always about having enough money. When population increase districts must provide the capacity to accommodate increased student enrollment. That is the law. Portables never affected student performance or school rankings. They have proven to be a very effective means of providing additional classrooms at affordable costs. It is the difference between an economy car vs luxury car. Both get your from point "A" to point "B", one in more comfort than the other. But not everyone can afford luxury. If you insist that school cannot increase capacity then are you going to agree to pay the huge bonds needed to build newer schools? You present an impossible condition upon our district. Portables were a necessity until bonds made it possible to build more permanent classrooms. But opening more schools requiring more capital investments and fixing overhead are dreams for our school district but reality for Palo Alto schools which is a Basic Aid districts with tons of property tax revenues. We simply do not have good housing turnovers or much development to bring up our district significantly above the LCFF level to enjoy significantly more property tax revenues. CUSD must always make very tough financial choices. But building a new schools isn't one of them.



😊 2 Thanks Tessa Parish, North Blaney · 3 Oct

David, I understand the schools wanted to make money and sold Hoover. My question is was it just convenient that you happen to be in a position where you were privy to the sale of the school and had first dibs on it? Or was it open to everyone to the public, was it announced to the public that anyone could buy that land?



😊 Vikram Saxena, Monta Vista · 3 Oct

@Frank:

Situations like those requires some leadership and vision.

Over the past decade we have passed close to \$700M (\$200M CUSD & \$500M FUHSD) in bonds. So it is not that we are unwilling to spend.

We could have done something similar earlier instead on using portables. We could have bought back some sites from the city. We could have built permanent annexes to existing buildings if reopening campus sites was too prohibitive.

Somewhere along the line we stopped putting the kids as the #1 priority and made the budget the entire focus. Mountain View passed additional taxes on new construction; we could have done so.

And are a lot of us who bought homes in the past decade who are paying \$15-30K in house taxes.

We are at a similar crossroads where the character of the city is going to change. This is a time for careful deliberation and planning and not using dodgy numbers to push things through.



😊 Gary Jones, Monta Vista · 3 Oct

Liang, for clarification. You posted here on Nextdoor that you were not the founder of Better Cupertino. I believe you said you signed the FPPC form because they needed someone. Are you sticking by that statement?



😊 Frank Geefay, Monta Vista South · 3 Oct

@Vikram, you still do not understand the financial constraints our district has been under these last few decades. It is always on the operational edge of solvency. The district depends on the communities good will to vote for more bonds and parcel taxes to stay afloat. A few years ago the community raised a million dollars so teachers wouldn't have to be laid off. So I say to you again where is the district going to get the money to buy back property and build a new school since the 80's??? Some were bought back according to your findings but not after the late 80's.

The more recent bonds were used to upgrade current classrooms and facilities that have been neglected for decades throughout the districts and to build some permanent classrooms as you wanted.

Again the reasons for the districts poor financial conditions are because of the poor housing turnover rates and the lack of new development. There was a loophole in the law having to do with title that allows businesses not to take a step up in property tax when sold but we have been an underdeveloped City for many decades compared to most neighboring cities. So we have sunk deeper and deeper into this LCFF Revenue Limited sinkhole.



1 Thank Frank Geefay, Monta Vista South · 3 Oct

@Vikram, leadership and vision are good to have. But they can go two ways. The wrong vision could lead to possibly disaster or possibly great success. You only know later. That is not to say leadership and vision are bad things because I believe in doing both. But what I am saying is that having good leadership and a vision does not guarantee a positive result. But it sure beats nothing. A good vision well vetted and thought out improves its odds of bringing a positive result.



Vikram Saxena, Monta Vista · 3 Oct

@Frank:

Assuming what you are saying is true that we are on the border of insolvency how is the school district going to deal with the addition of another 10% growth in population at Vallco.

I guess your answer would be to add more portables.



1 Thank Jean Bedord, Monta Vista · 3 Oct

@Vikram, BOTH the CUSD and FUHSD superintendents said in city council deliberations that they have NO trouble absorbing whatever new students are generated at Vallco over the next 5-10 years. They worry more about the accelerating decline in student enrollment due to high housing costs.



2 Thanks Gary Jones, Monta Vista · 3 Oct

Jean, there is ample video to prove it.



Jennifer Schaub, Serra Park · 3 Oct

@Tessa-I'm intrigued and confused by your question for @David Fung. Seems like you're implying that he had some kind of inside track on buying his house. Can you elaborate further on why you think that? I'm also wondering what point you're trying to make in asking the question.



1 Thank Deepika Kapil, Wilson Park · 3 Oct

Parents of school going kids in Cupertino can attest if they feel the schools are overcrowded or not.

Decline in student enrollment at Lynbrook can not be generalized to all schools in Cupertino

facing that issue. Vallco is wrong spot to try and solve school enrollment issue at Lynbrook. It is already overcrowded here.



😊 2 Thanks Frank Geefay, Monta Vista South · 3 Oct

@Vikram, I hope you understand fixed cost for each school site that pay for the principal, clerks, building maintenance, etc. can be a significant part of a school's costs. Both districts have obtained schools projections using the worst case scenario for housing from the Vallco Specific Plan and concludes that over the next 5 years enrollment will be decline at a faster rate than increase from kids entering the schools district from Vallco. So it is all about balancing the verious schools. A shuttle from Vallco might take student to various schools. So the more students attend our schools the less impacts fixed overhead will have on schools and the more money will be available to the students and teachers.

If attendance is low schools will have to close and consolidate to reduce school sites fixed overhead expenses. So higher enrollments are actually better for our schools in general. It averages out the fixed costs and reduces its significance.

This goes contrary to the overcrowded myth. Revenue Limited schools like CUSD prefer crowded schools where they are payed by the number of attending students because the fixed costs decreases and there is more money for teachers to teach students.

There has never been evedence of academic standing suffering from more crowded schools. Classroom crowding can affect teacher efficiency but there are teacher union rules that limit classroom sizes.



😊 1 Thank Gary Jones, Monta Vista · 3 Oct

Deepika, watch the video of school Superintendent telling the truth. You are being used; why?

[https://youtu.be/kAL\\_nICwBW8](https://youtu.be/kAL_nICwBW8)

Why are "they" trying to take over our city?



😊 David Fung, Monta Vista South · 3 Oct

@Tessa - I got my house like I expect every other homeowner in Cupertino did. The district sold the school land (actually, I think there was a donation deal with what became the CEEF trust), a developer bought the parcel, he built a house, and I bought the house. There were 25 homes built in 1985-1987 where Hoover School used to be; I'm told that the sale of the lots marked the first time that regular old land in the flatlands sold for \$1M/acre in Cupertino.

It was 90% finished when I first saw it and bought it 4-5 days later. I didn't know the builder, although I got to be friends with him after I bought the house.

There's nothing any different than anybody buying any other house.



😊 3 Thanks Tessa Parish, North Blaney · 3 Oct

Jennifer, I am a Realtor. Just caught my eye as odd to have a School Board member buy up school property. My question was for purposes of transparency. Usually when properties go up for sale, the most transparent procedure is for the City Officials to make the property available to the highest bidder. I am not sure what process they used and so I am asking. I don't think David will mind, since he is a public commissioner and board member, there is a level of transparency expected.



1 Thank Jean Bedord, Monta Vista · 3 Oct

@Tessa, you need to check your facts. @David is not a school board member. I would expect better information from a realtor.



2 Thanks David Fung, Monta Vista South · 3 Oct

@Tessa - These land was subdivided and the lots sold off to the highest bidders. In our case, many different builders bought and built the lots. The guy who built my house actually built the house for himself, but sold it to throw more money into a shopping center he was building.



I'm the original owner of my house, and I've been living there more than 30 years. When I bought it I was an unmarried engineer at Apple who wanted to live closer to work (it really happened back then as it does today). My kid and volunteer connection to the school district didn't happen until 15 years after I moved in. I would guess that probably 2/3 of my original neighbors from 1986 still live in their homes.



3 Thanks Tessa Parish, North Blaney · 3 Oct

thank you for your response David.



David Fung, Monta Vista South · 3 Oct

@Vikram - With regard to the new Mountain View transportation impact fee which I mentioned in a different thread, you commented above "Mountain View passed additional taxes on new construction; we could have done so. "



Actually, Cupertino passed a citywide transportation impact fee in 2017, BEFORE Mountain View's recent action. And our impact fee turns out to be higher than what Mountain View just adopted as well - \$9.60/sf on retail, and \$16.81/sf on office. We aren't totally that clever - our TIF was modeled on the specific plan requirements for North Bayshore in Mountain View (the home of Google) that was even a year before us.

You should note that both the SB35 and Specific Plan projects (both Tier 1 and Tier 2) will pay these traffic impact fees - for Tier 2 that is \$29.4M that is dedicated to transportation infrastructure improvements and can be spent on no other uses. In Sand Hill's summary letter that they sent with their Tier 2 DA, this is part of the "other" \$100M+ of mandatory benefits that accrue to the city upon completion of a project.

And I'll also repeat here that the city and schools are separate financial and administrative entities, so this TIF money \*CAN'T\* be spent on the schools. As was noted in the EIR School Impact report, the districts also receive SB50 mandatory school impact fees which are collected \*IN ADDITION\* to any voluntary Tier 2 donations. The mandatory SB50 school impact fees are on the order of \$9M for CUSD and \$6M for FUHSD.



1 Thank Robert Meier, Cascade Park · 3 Oct

Kitty said: "Wow, watching the live feed, the city plans on cramming over 8,500 people at Vallco".



I am not sure where you got this number. Did they mention that during the meeting? I think the approved Tier 2 plan has 2,923 residential units. A document produced later put it somewhere below 2,700. So you can't be talking about the residential units as it would mean about 3 people per residential unit (so something like 2 parents + 1 child). That's probably on the high side, at least assuming people are right that many of those units are occupied by childless residents.

There is also the 1.75M sqft of office space. The Apple campus has 2.8M sqft with I believe around

11k employees. So interpolating that you get to about 6.9k employees. That doesn't include the commercial space and hotel. If you add that you get closer to the 8.5K (not quite, I would guess). So were they talking about the expected number of people working there without counting the residents? Can you please clarify where the 8.5k came from?



1 Thank Vikram Saxena, Monta Vista · 3 Oct

@Jean:

On a different thread I had a discussion with @David on the projected SGR for Vallco. He mentioned that the demographers used Santa Clara Unified School District. Based on what I have observed about new home buyers in Cupertino, I do not believe that SCUSD cohort is the right one for CUSD. Dr. Chao, a member of the CUSD board, has herself observed so that the SGR observed in CUSD are significantly higher. My view aligns with her.

Maybe the old-timers are out of touch with the profile of new residents, but the 0.17 SGR (one student in SIX homes) simply does not pass my scrutiny. I have offered to help @David in gathering SGR statistics for multi-family homes in CUSD; that will reduce the uncertainty.

When it comes to priorities school district officials first have to worry about the job security of the district employees, and after that the quality of education. It was not too long ago that teacher were let go. And that ordering of priorities is perfectly natural; I too would think in those terms if I were in their shoes.

Because the way the funding is setup an increase in school enrollment will help increase job security, and will be the obvious preference for the district. I have full faith that they will try to use whatever funds they have in a manner which optimizes the outcome for the kids. At the same time, I do not expect to oppose any effort to increase school enrollment.

And since we seem to have no problems in increasing capacity by using portables, they may not be wrong in saying that the schools can absorb the new inflow.

The question however is at what costs?

Every time we use the same infra for more kids, the quality of their education takes a hit. And that eventually accumulates.





1 Thank David Fung, Monta Vista South · 3 Oct

I wrote previously about Cupertino's 2017 Traffic Impact fee. I should probably add that this TIF recommendation along with an earlier reevaluation and increase of Cupertino's affordable housing (BMR) fee program were both championed by Rod Sinks, who some people want to label as "pro-developer". The revenue impact of the TIF on a Vallco project is on the order of \$30M to Cupertino. I think it's pretty safe to guess that the developers were not fond of this program, but it's a good example of our Councilmembers taking tough action to address the needs of the residents. This proposal was approved unanimously.

In 2016, the approval of development agreement for The Hamptons originally included a clause that required Irvine Co to pay the new \$25/sf BMR fee, even though their application was submitted before the new fee was approved (this would have been treated as an exemption in years past). Ultimately, the Planning Commission recommended that on-site BMR be built rather than paying something like \$16M in impact fees. The actual BMR units are MUCH more expensive than just paying the fee. In the finalized approval, Rod had asked that Irvine include

moderate-income BMR homes (in the hopes of helping teachers, municipal workers, etc.) which don't count toward their density multiplier benefit, but was accepted to close the deal.

Hopefully, The Hamptons will someday get built, but this is another example of how false and short-sighted the "pro-developer" label is.



  1 Thank Vikram Saxena, Monta Vista · 3 Oct  
@Frank:

I am aware of the fixed costs of running a campus. That is exactly the reason why we use portables instead of reopening one of the campuses which were shut down.

At the same time the cost of building new schools in CUSD is going to be enormous due to high land costs and dwarfs operational costs. That is where we need to plan.

Let SHP fund new infra to account for the students who are going to come from Vallco. And use the SGR relevant for multi-family homes in CUSD. Just piggy-backing on the decline in enrollment in schools which already rely on portables is not what I am looking for.

Let us not privatize profits and socialize the costs. We know that homes in Cupertino-CUSD command a 20-30% premium compared to neighboring cities whose schools are not as high performing as CUSD. That 20-30% premium flows right into SHP's bottomline. However, the city residents will be left with the bill to fund the infra.

  3 Thanks Vikram Saxena, Monta Vista · 3 Oct  
@Robert Meier:

Unless we are talking studios, do expect 2-3 residents per unit.

I work with a lot of fresh graduates, and almost all of them share apartments to keep their costs low. Most take a 2BR and share; a few even share 1 BR apts.

Given the attraction of CUSD schools, many families with school going children are also fine with 2BR homes.

McClellan Terrace has homes starting at 850 sq ft and sends a good contingent of students to the neighboring schools.

<https://www.apartments.com/mcclellan-terrace-cupertino-ca/8678xd3/>

The Apple Spaceship is not the best representative of office worker density. As the HQ it has a lot of open space, auditoriums, design studios & buildings befitting its global stature.

These days most new offices are being built at 150 sq ft/employee. So if are putting 1.75M sq ft then do budget for around 11.5-12K employees.

<https://www.statista.com/statistics/798969/north-american-office-markets-by-space-per-employee/>

In fact more recent stats are showing ~12 sq m/employee; i.e. 130 sq ft/employee. This is going to be more than 13K employees.





4 Thanks

Vikram Saxena, Monta Vista · 3 Oct

@David:

There is absolutely nothing you or anyone can say which can justify the trio not supporting Mayor Darcy's amendment to reduce office space to under a million sq. ft.

I do not know whether you realize it or not, but 'pro-developer' is an exceedingly polite description.



3 Thanks

David Fung, Monta Vista South · 3 Oct

@Vikram - @Liang has said she thinks the SGR in Cupertino is higher. She has produced no evidence that that is the case.

What is VERY clear from both the EPC and Schoolhouse Services attendance/impact reports is that they recognize that Cupertino has sky-high SGR and that fact is INCLUDED in the 0.3 range SGRs that they have published.

That have also stated that it's clear that the mix of housing in a future Vallco will not be like existing housing, with more for-rent and smaller units as part of the mix which reduce SGR. The 0.17 SGR that Schoolhouse Services published in the EIR School Impact Report is also sky-high relative to housing projects that are expected to be similar to Vallco.

As you saw in the 2017-2018 SCUSD demographer's report that I linked earlier, the SGR they see in apartment/condo construction like Vallco is 0.02. That means that the Vallco SGR in the report is at least 8x what has been observed elsewhere.

Isn't that conservative enough for the purpose of judging school impact?



David Fung, Monta Vista South · 3 Oct

@Vikram - Darcy also advanced (or intended to advance) a proposal 1.25M sf, only 10% lower than the amount that was approved. By his calculations, this would not meet his criteria for "balance". What is the justification for the Council to consider or approve that proposal?



1 Thank

Frank Geefay, Monta Vista South · 3 Oct

@Vikram, as I have repeatedly said I do not subscribe to community benefits. I believe that developers should mitigate verified impacts into their designs. This putting the full burden on them to design low to no impact project rather than bribing schools and cities will community benefit. This keeps them honest. If the developer wants more students in the schools than the districts can comfortably handle then let the districts determine that and tell the developers and let the developers solve the problem satisfactorily.

Schools should manage their budget and not depend upon developers to help them out. Developers should only be responsible for providing as many students as the districts can manage. Schools need a certain amount of new students to maintain viability. So new housing at Vallco is beneficial to them. It Vallco supplies no students then in the long run CUSD would not survive long term.



2 Thanks

Vikram Saxena, Monta Vista · 3 Oct

@David:

I was watching.

Mayor Paul's first proposal was well under a million sq ft. After that he was playing to the gallery; that was his prerogative.

Rental housing in CUSD will have a higher long term impact on SGR than a SIMILAR owner occupied home. Simply because renters move but home owners become empty nesters but still remain in their homes.

I honestly don't know where the 0.02 (one school going student in FIFTY homes) comes from; a retirement community?

Dr. Chao presented some data to support the SGR number above 0.3.

And I am yet to understand why we can not calculate the SGR for multi-family homes in CUSD; why do have to rely on extrapolations and adjustments?

I can understand why you have to do some extrapolation to calculate the temperature of the sun; what is the reason to not use our own data to predict our future? Why is it so hot to handle?



 4 Thanks Tessa Parish, North Blaney · 3 Oct

Darcy was shooting days in the dark. He was just saying bring it lower, somehow, but the band of three (band as in they band together) wouldn't take anything away from the developer, Nothing!! The bend over completely for the developer, wouldn't even remove the poison pill.? They are NOT working for the residents now.



 6 Thanks Vikram Saxena, Monta Vista · 3 Oct

@Frank:

You are entitled to your opinion.


I disagree with you and believe that if the the developer is profiting immensely based on what the city has built over decades, the city and the residents should be compensated to Mitigate the negative impact.



 2 Thanks Frank Geefay, Monta Vista South · 3 Oct

@Vikram, so if a developer is trying their best to mitigate impacts through careful and thoughtful design not to add impacts the must still be punished for the sins of others in the past. That sounds draconian. I would tend to reward a developer for mitigating impacts into their designs by reducing the appropriate impacts fee. This is Smart designing



 Vikram Saxena, Monta Vista · 3 Oct

@Frank:

I disagree with the adjectives you are using to describe the developer.

They are not willing to use SGR numbers from Cupertino to estimate impact.



David told us about Monticello Apartment being used as a cohort when it is among the poorest performing schools within SCUSD.

I am looking for a win-win; not heads I win, tails you lose.



😊 2 Thanks David Fung, Monta Vista South · 3 Oct

@Vikram - @Liang has never presented any verifiable justification for any SGR assertion that I've seen. It would have to be pretty compelling to disregard the long-term accuracy of the district's demographic services. There are still unexpected and unpleasant surprises that crop up, but in a district of 17,000-18,000 kids, a fraction of a percent error is hundreds of kids.

Tom Williams talked about the 0.02 SGR number when presenting to the parent community at Lynbrook. He spoke specifically about a new one on North First Street (this is just a couple of miles from Levi Stadium). It is new, mostly smaller units, and has a justification which you may have read in the SCUSD report - it was just one paragraph past the SGR numbers for their district...

His expectation was that new units will have a lower SGR because of higher initial uncertainty for families to move into new complexes, because the situation with schools, ability to walk, and "quietness" are less known. There are complexes that are near the proposed locations for new SCUSD schools, but the schools are not yet built, so it would be less attractive to families that locations where things are established and known. But his expectation as this is sorted out over time is that favorable locations will increase to over 0.05 while less favorable locations are likely to settle at 0.04. In this context, 0.17 for apartments+condos in Cupertino is still sky-high.

You keep asking to try to directly determine multi-family and SFD SGRs. I realize that you're not aware that the EPC demographic reports ARE doing exactly that. The demographer has complete access to the school attendance records and the addresses that kids live at. They literally drive around to survey the neighborhoods and specifics of the housing type, to generate a matrix of "like" housing types to build the projections from. They are reviewing in-process and approved proposals in the planning departments of Cupertino and other cities to understand what is being proposed. The only areas that they don't have high visibility are kids that go to private school, since they are not visible to the district enrollment process.



😊 1 Thank Vikram Saxena, Monta Vista · 3 Oct  
@David

So why didn't Tom Williams use the EPC report instead of apartments in Santa Clara?

And why do they have to drive around. This information can be gleaned simply by joining the parcel data from the zoning map with the addresses of students.

We do not need to sample; it is a fairly deterministic task which should not require driving around.



😊 1 Thank Robert Meier, Cascade Park · 3 Oct

I am mostly on the same page as Frank not just what schools are concerned but all community benefits. For instance, there are rules how many dollars per sqft somebody needs to pay for a new construction. Why should developers of big projects pay more per sqft than a private citizen? If the \$/sqft amount is not appropriate then we need to fix that. In case of Vallco and many other large projects, the developers are paying the schools some relatively small amount of extra money for them to show up at council meetings and providing their support for the project.

The same is true for community benefits. Yes, maybe there is indeed a need for a new city

government building because the availability of rooms, electricity, etc is pushing it to the limit. Yes, it would be nice to have an art center, etc. These are nice things to have. As Frank said, it's nice if a developer pays for it. However, it always comes at a price.

The problem is what that price is. It's higher buildings, more office, etc. In case of Valloc it's so much more office that it creates an even worse job/housing imbalance. So how are we solving the INFRASTRUCTURE problems which includes traffic, sewer (in case of Vallco), water, and so many other things!!! That is what we need to concentrate on, solving the infrastructure problem.



😊 1 Thank David Fung, Monta Vista South · 3 Oct

@Vikram -EPC is Tom Williams's company. His firm just does attendance forecasting for school districts. Schoolhouse Services is the consultant that created the EIR School Impact Report. He does financial analysis of school impacts (EPC does not do financials). He used EPC's demographic info because it is "the gold standard" for this area.

EPC does on-site analysis because you can't see the things that influence a family's housing decision from a parcel map. This is cited in the reports as well - Nineteen800 has a high level of amenities, some of which attract families and others that appeal to high-income childless couples. This directly effects the SGR, and helps them predict what an unbuilt project will be like when completed. As a long-time data provider, they have the opportunity to follow a project from approval to occupancy, and see and refine the assumptions continuously.



😊 1 Thank Vikram Saxena, Monta Vista · 3 Oct

@Robert Meier:

The developer has been gifted allocations which no one in their right mind would have thought possible five years ago. The GP talks about parks and bike paths and not a concrete jungle.

Infra like water, sewage will happen. The building can not operate without them.

It is traffic and schools, the orphans which no one cares out and which has the biggest impact on the lives of residents.

Frank is perfectly fine with our schools growing via portables; I find the idea disconcerting.

Why don't we take the money being allocated for the city hall and give them to schools and instead move the city hall to portables?

Do we really need a city run performance center?



😊 3 Thanks Frank Geefay, Monta Vista South · 3 Oct

@Vikram, as I said before the developer needs to use real metrics. Since this is now strictly between the city and developer, the school district tells the city how much SGR it can tolerate and the city passes this along to the developer who will have to design housing accordingly. It will be up to the EIR to verify that impacts.

There has to be a formal way of specifying these metrics and verifying the developer's design. This is not a negotiation with the developer, this is telling the developer the ground rules.



😊 Kitty Moore, Fairgrove · 3 Oct

Vikram, the city is excited to have pushed a project which gets them a new City Hall? For \$30 Million from the Vallco Developer. Stroll in City Hall. If you work at a cafeteria style open office, the spaciousness of the existing facilities is ridiculous. Provide the earthquake retrofitting necessary, a publicly funded City Hall isn't to be confused with a place for posh poodles.

All while degrading schools, traffic, sewer systems, and air quality.



😊 3 Thanks Vikram Saxena, Monta Vista · 3 Oct  
@David:



Let me make sure that I understood you correctly.

So Tom Williams has all the data about SGR for every parcel in Cupertino and we are \*still\* using apartments in Santa Clara to determine the impact?

Is that correct?

If it is, this is even more egregious, than I originally thought. It is one thing to not have the data; it is another to have the data and still not use it.

Why don't we first calculate the SGR for CUSD and then segment it based on owner occupied ca rental, number of bedrooms, area? The area of the apt will very easily capture the affluence factor. You don't even have to physically visit; Zillow/Apartments.com has the information a click away.

That will give us a very accurate picture.

BTW all the people I know in N San Jose/ Lickmill area used to send their kids to private Schools. They will be more than happy to live in a comparable home in Cupertino and rely on public schools.

And it also wrong to assume that only the affluent have kids and want good schools for them; you will be surprised how much parents will give up just to be in a good school district.



😊 2 Thanks Kitty Moore, Fairgrove · 3 Oct



Very simply, Mayor Paul voted AGAINST the Vallco Specific Plan. He spent a great deal of time explaining that it worsens the housing shortage. It has too much office which the developer supporter council members Savita Vaidhyanathan, Barry Chang, and Rod Sinks insisted get grown 1 Million SF...to 1.75 Million SF.

The press writes a nonsense series of articles by inexperienced journalists extolling the numbers of apartments and ignoring that office square footage requires 3-10 times the same square footage in residential.

Does your family live in the same square footage area you work in? Think about that and you have the key to the housing shortage...it's the office part. People work in smaller spaces than they live in.





5 Thanks

Robert Meier, Cascade Park · 3 Oct



Vikram, yes the current contributions seem substantial. However, did they propose almost 3k residential units 5 years ago? It was more like 1/10 of that. What schools are concerned, it appears the currently approved plan is much worse even counting those contributions.

I mentioned infrastructure incl. sewer. You picked the sewer one. Yes, of course this will be taken care of. As somebody said during the council meeting, toilets aren't going to back up. The city will have to take care of it but there is no commitment/responsibility I have seen from the developer to pay their share. Instead, it will be up to the rest of the Cupertino citizens to pay for that via more taxes.

While you picked the sewer issue, the much bigger infrastructure problem that I mentioned is traffic and all the issues that come with it. That in my opinion is the biggest problem. Supposedly building a downtown San Jose without any real infrastructure is just fine because the majority of people will walk or bike to work, go grocery shopping, go for entertainment, etc. That's really a big false illusion that somehow many believe in. I wish it were true but it is not! That's the real problem we need to address!!



5 Thanks

Minna Xu, Rancho Rinconada · 4 Oct



So much information. Thank you!



1 Thank

Luke Lang, Garden Gate · 4 Oct



David Fung,

Stop the attack on Liang. Where is your verifiable evidence of exactly what kind of housing and the number of square footage that is planned for Tier 2? Without knowing the exact plan, any SGR is just an estimate.

If you cite CUSD and FUHSD saying they can accommodate the student growth, then you must also explain to the community why you don't ask them for verifiable evidence behind their claim.

Time after time, you have demonstrated different standards depending what fits your narrative. One must be unbiased to serve the Cupertino community and on the Planning Commission.



5 Thanks

Rhoda Fry, Monta Vista · 4 Oct



It is hard to understand why the City would want to create a greater imbalance of housing to office space. It is frightening to think that development at Vallco could create bigger problems than it is intended to solve. It is unrealistic to expect that everyone working in new office space would actually live in Cupertino, but I get the general idea of trying to strike a balance (or even a surplus of housing for a given project to mitigate the existing shortage). How do they figure out the housing demand created by offices?



5 Thanks

Vikram Saxena, Monta Vista · 4 Oct



@Rhoda:

Yes it is indeed hard to imagine why the city is getting into this without proper mitigation.

But their attitude can be summed up by their refusal to remove the poison pill: "you want the

money for schools don't let anyone challenge it".

Referendums are constitutionally approved safeguards, one of the pillars of checks & balances. They are meant to keep elected officials honest. The poison-pill is an attack on our institutions.



😊 2 Thanks Kitty Moore, Fairgrove · 4 Oct

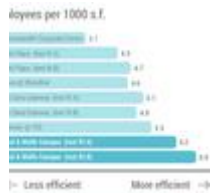


Rhoda, how it worsens the housing shortage was shown by Mayor Paul using a very conservative 4 employees per 1000 SF. The Apple Park EIR used 4.15 per 1,000, the attached chart shows area office parks actually are even denser, up to 6.9 per 1,000 SF. The open concept cafeteria style workplaces can really pack in tech workers (and surprise us with double the traffic from city traffic studies).

The entire east side of Vallco can go to a single office employer per the Resolutions. Not good. Including privatizing the streets. That leaves all residential and Retail/commercial crammed on the west side. Can we think of any major employer who would want to take the east side for a 1.75 Million SF private office park? Apple?

What happened to all the Ice Rink supporters of the developer? Looks like instead of an AMC, and physically active entertainment like the Ice Rink, Bowling alley, and gym we will get a space wasting performing arts center the city will have to outfit and keep booked, and a slew of restaurants. In the name of maximizing the developer profits.

From a city health standpoint, when the city GIFTED Vallco over \$100,000,000 by not requiring they provide over 20 acres of actual park for that many residents, the city needed to demand recreational facility alternatives for exercising. Be it bowling, a second city gym at a lower city rate, a public swimming pool, etc. The actual health of residents was not considered.



😊 2 Thanks Siva Gan, North Blaney · 4 Oct



FUHSD used to have adult center behind District office. What happened to it?



😊 Liang Chao, North Blaney · 4 Oct



Gary Jones - you mis-remembered. Find my previous comment.



😊 1 Thank David Fung, Monta Vista South · 4 Oct



@Siva - There used to be two programs behind the FUHSD district office - Adult Education and Educational Options (the include programs for students who are not attending at the five high schools). There is a new building being built there now which will be the permanent home of Educational Options. Adult Education has relocated to a temporary site at Vallco for the next 3 years.

After the Educational Options building is completed, a decision will be made about where Adult Education will be next. Should Vallco be redeveloped under the Tier 2 Specific Plan, Adult Education will be part of the new Vallco.



😊 1 Thank David Fung, Monta Vista South · 4 Oct



@Luke - I think you needed to address your comment to @Vikram - he's the one making the assertion that @Liang had provided evidence that SGR was higher than 0.3 (he wrote "Dr. Chao presented some data to support the SGR number above 0.3."). He may be referring to something not said in the public domain or misunderstood what was said publicly.

I pointed out on ND that the exact configuration of housing in a GP redevelopment is unknown until the actual proposal comes from the developer, but both the demographic services have done a full analysis of the EIR alternatives and understand the range of housing types that are likely. EPC has also performed a full analysis on the SB35 proposal which does call out the housing mix explicitly. These studies agree that the student generation rate from Vallco will be lower than the decline in attendance forecast in the planning window, and probably \*much\*.

For planning purposes, Sand Hill has suggested the average unit size would be 1000 sf + 25% common space for a ballpark figure of 1250sf. The average unit size of the SB35 proposal was 993sf of rentable living space, not radically different, even though SB35 was strongly weighted toward small units.

There's nothing stopping an SP proposal that's all 3 bedroom townhouses - except that the form-based SP limits the building volume across the site, and there's not enough space to built out to the housing limit in 1- or 2-story buildings. If the final proposal has a mix similar to SB35 but with a shift to slightly larger units at the full 2668 count, then the predicted SGR will not be radically higher than SB35. If the final proposal switches to much larger units that are more family friendly, the SGR will increase, but the total number of units will be greatly reduced yielding fewer total students. In any case, the demographers have been clear on their assumptions and the methodology allows for good forecast when the mix is established.

The extensive analysis of projected enrollment is fully in the public view - annual demographer reports, a school impact forum as part of the Specific Plan public process, and testimony from both Superintendents about the finding of those studies in the EIR and SP hearings. This position is clearly the official position of the district, the authority on this subject. There is no higher level of verification.



2 Thanks Vikram Saxena, Monta Vista · 4 Oct

@David:

Can you post a link to the details of the review including the methodology?



David Fung, Monta Vista South · 4 Oct

@Vikram - I think you need to sit down and actually read one the latest CUSD and FUSHD demographer's reports to understand the way that a pro does forecasting. Both districts have revised their websites since the last demographer's report came out, so they may be hard to find online, but you can request them directly from the respective district offices. I'm happy to provide you a copy directly if you prefer.

The actual SGR in existing homes is fully visible to EPC. They have access to the district attendance records so they know where kids actually live. They have access to the parcel data as well, so they know exactly how many housing units they are, and some of the characteristics of them as well. EPC is doing this for dozens of districts across the Peninsula and South Bay, so they have a wide range of data and situations to model from.

The current SGRs in the report are actuals based on the Cupertino attendance area, despite the misinformed statements from deniers that these numbers are national or not based on this area. The specifics of the derivation of the numbers are present in the text discussion, so the deniers



(some of whom hold office) ought to know better.

Of course, the main effort here is to forecast future trends, not summarize the past. To do that, EPC is categorizing every kind of property to build a model of the characteristics of a property that influence how many kids will be living there. They are doing this in all the districts that they service, so there is a very wide range of property types and situations.

When it comes to predicting student generation at Vallco, the best predictor is similar newly constructed housing here in Cupertino. But there's been very little construction at all here, and nothing similar to a large complex with thousands of housing units. The methodology is very clear and completely written out in both the EPC and Schoolhouse reports - the high bound of 0.32/0.08 SGR is set by recent construction at Nineteen800 and the Biltmore Apartments but these projects have much higher bedroom ratios that contemplated in the Vallco proposal.

If you build something different than the existing stock, you are likely to get a different SGR. One source of predictive information are other existing projects in neighboring cities that are complete and occupied, which are much lower. EPC did not publish an expected Vallco SGR in their May report, but Schoolhouse Services reviewed that data in projecting 0.17 SGR from Vallco in the EIR report.

I don't see or believe that affluence is the primary driver for good education (you'll have to refer to the kid that spoke at the first SP hearing about that). I do think that highly educated people do value their children's education highly and that this contributes to the high performance of the area to a much greater extent than affluence. The demographer's practical observation is that housing supply here is so limited that the prices are astronomically high which means that families moving in are high-income because they have to be to come here.



Liang Chao, North Blaney · 4 Oct

My comment in 10/2 Council meeting stated that the total number of students generated from Vallco Tier 2 will be likely 1000 students. Of course, I can provide verifiable source for my number. I wanted to provide it at Council meeting and Barry Chang refuses to give me a chance to respond. Instead, he calls up Polly Bove to comment. Polly said Vallco Tier 2 will generate 174 students.(and later said approximately 200).  
(Of course, I was making comment as an individual at the meeting and here on Nextdoor too.)

In order to negotiate a good deal for the school district, the city or the district should use a realistic number, based realistic data. When there is a possible range, the city or district should of course use a higher student-generation number for a better negotiation position. It is just irresponsible to artificially reduce the number of students generated. For whose benefits?

The number of housing units is 2668. The SGR (student-generation-rate) is 0.32 for CUSD. => 853 students for CUSD.

The SGR is 0.08 for FUHSD => 213 students.

Together, the total is 1066 students. I said "1000 students" in the Council meeting.

Both of the SGRs I used come from the latest Demographer's reports from CUSD and FUHSD.

In the latest CUSD demographer's report by Tom Williams, he derived that number from the two recent development in Cupertino: Nineteen800 and Biltmore Expansion.

The 0.17 SGR number quoted by David Fung came from School Impact Analysis, which is a consultant hired by the City for Vallco EIR. In that report, the 0.17 SGR was used for the "Proposed Project" (interior sq.ft. of 800 sq.ft. + 200 non-interior sqft). However, according to the Vallco Tier 2 Developer Agreement, it estimates the average size per unit is 1250 sq.ft. Plus, the Vallco Specific Plan itself does not set any limit on unit size. Therefore, the average size per unit could be even higher than 1250 sq.ft, since the DA only gave an estimate, not an upper limit.

As we've seen in Main Street, done by the same developer, the size of some so-called one-bedroom unit is as big as 1500 sqft or even 1700 sqft with a den, a loft and an office.

The School Impact Analysis, done for Vallco EIR, tried to justify that the Vallco development will be adult oriented and not suitable for families. But there was no reference nor any case study provided. Yet, they just magically reduced the SGR from 0.32 to 0.17 with no supporting data. Why not 0.10 or 0.20? Why 0.17? Off the top of their heads? Since the School Impact Analysis did not justify their SGR 0.17 with any data at all, I could not use such unverifiable number. Just because some consultant puts it in a report doesn't make it a verifiable fact.

Some of the reasons to justify the lower SGR:

"The developments include more studios and one-bedroom units", which is not the case since VSP did not give any limit on the number of bedrooms for the 2668 units.

"The units are relatively small", which is not the case for VSP since there is no unit size limit.

"Most important, the units will likely be expensive." => This is true though. Then, singles have more incentive to NOT live in Vallco since other cheaper alternatives exist nearby, NOT in Cupertino school district.

"They lack yards and have limited access to play structures and areas for pre-school children, and/or lack open spaces with turf for elementary school-age children" => This is true though since VSP provided NO park, just some concrete plaza/walkways as open space. But for some people who grew up in high-density cities elsewhere, this would not discourage them since they value Cupertino schools.



"There is generally no more than one assigned parking space per unit" => This is true since VSP suggests to provide NO parking space so that a tenant has to pay extra for a space. Likely, nearby neighborhoods will become parking lot for these tenants. Since there is no viable transit, tenants do still have to own a car, especially those with children.

"Assumptions have been made about the size of the units, as discussed above, and, as noted above, this is a factor that strongly influences

student generation." => And these assumptions made do not match the approved Vallco Specific Plan, which did not provide any unit size limit or bedroom limit. Likely larger units will be in the project to maximize profits.

There, any conclusion in a consultant report is just an "opinion" piece, based on some data and some assumptions. A different consultant might have a different opinion. Some people might blindly trust the conclusion and call these consultants "experts". Some people would look at the assumptions used and see whether the consultant can back up any of the assumptions used.

I have read enough consultant reports to know what we cannot blindly trust the "conclusion" of a report. It is just irresponsible to blindly trust one so-called "expert" consultant when experts often disagree with each other. If one person blindly trust the City Staff and the consultants, this person would likely rubberstamp a staff recommendation. Why do we even need such a person on the City Council? For show?

  5 Thanks Vikram Saxena, Monta Vista · 4 Oct  
@Liang

Thank you for filling in the details.



My personal observations over the last two decades rhyme with what you just said.



People are willing to pay a 20-30% premium to live in Cupertino because of the schools. That will echo in Vallco also. Unless the homes are small studios, families will find a way to get in.

And if the homes are smaller (but 800+ sq ft) and presumably less expensive, the demand from families with kids will be even higher; people who otherwise will not be able to afford can afford and will come in. And let's not forget single parent families who need less space

Singles or couples without children will have less incentive to pay a premium to come here when they can find comparable or even better quality housing nearby at lower prices.

We need to mitigate the impact.

  3 Thanks Gary Jones, Monta Vista · 4 Oct  
Liang vikram, a lot of contrary assumptions to the district. Why are you really doing this?

  Vikram Saxena, Monta Vista · 4 Oct  
@David:

Your argument about using non Cupertino data for SGR is that there is not enough new construction here. And you want to discount the recent construction because they have more expensive homes which attract more wealthy families.

1. We do not know what the size of homes in Vallco so any claim that they will be too small for families is not yet justifiable.

2. We dont need to use new construction to measure long term impact on schools. Existing

multi-family homes are a good proxy.

3. You do not need to be affluent to want your kids to go to great schools. Many first generation immigrants are comfortable living in smaller spaces.

And please do clarify the source of the numbers you post and if possible share a link. I did not realize that the 0.17 was from a consultant hired by the city specifically for Vallco.



😊 1 Thank Vikram Saxena, Monta Vista · 4 Oct  
@Gary:

“Liang vikram, a lot of contrary assumptions to the district. Why are you really doing this?”

Because we like to think on our own?

As you may have noticed I had not posted on ND on this topic for a long time till I saw Mayor Paul’s amendments being shot down a few weeks ago.

Putting a poison pill to prevent citizens from exercising their constitutional right to a referendum should be enough reason.

Our nation’s founding fathers put those clauses for a reason; they are a critical part of checks & balances.



😊 4 Thanks Kitty Moore, Fairgrove · 4 Oct

Liang and Vikram, thank you! When we have the 853 CUSD and 213 FUHSD students they will impact Collins, Lawson, CHS? CHS will be the biggest problem to deal with due to Stevens Creek Urban Villages already going to approval and Lynbrook Area has been defiant on accepting the San Jose Stevens Creek area into their boundary. Is CUSD full at Collins/Lawson? I know Sedgwick is.

The EIR had about a 14,000 daytime population which seems low.

There is no plan for Vallco Specific Plan, though. Many parameters which are too large, and really inadequate mitigations.

Despite the EIR prohibiting demolition until some items have been met, the developer, with no Specific Plan has requested to demolish a parking garage for no reason. Next to single family homes on Denison. Why?



😊 1 Thank Eric Schaefer, Rancho Rinconada · 4 Oct

Representative govt. is great when the govt. represents the constituents. When a majority of 3 council members consistently represent the developer on a decision that is as impactful as Vallco, it is appropriate for constituents to use referendum. If referendum petitions collect enough signatures by Oct. 30, the decision will be put to all voters. That's direct democracy.

Three council candidates are involved in a campaign to stop the direct democracy of referendum in Cupertino: Savita Vaidhyanathan, Hung Wei, Orrin Mahoney.

Constituents have a choice for referendum and a choice for council members. We have a choice on Vallco and the future of our town.

Referendum petitions can be signed outside the Cupertino Library every weekend in October from 10 am to 6 pm. Do you want a choice?



😊 5 Thanks Celia Chiang, Dilworth · 4 Oct

Savita, Rod and Barry are doing their best for your city, they exhibit real leadership instead of catering to some loud, selfish and bitter residents.



😊 2 Thanks Liang Chao, North Blaney · 4 Oct

Gary Jones - read my original comment. I never denounced that I am one of the co-founder of Better Cupertino. It's on my website. There were a few co-founders of Better Cupertino in 2014. Some of them have been inactive, except attending important meetings. Some remained and continue to be involved.



😊 2 Thanks Frank Geefay, Monta Vista South · 4 Oct

Perhaps I take an oversimplified view of student generation but shouldn't the district define the total rate of new students it can comfortably handle and present this to the city and developer? Then when the mixing of units have been determined the school demographer can determine whether this conforms with the districts criteria. Initially the developer can give an estimate of the average unit size so the demographer can give the developer a conservative SGR to use as a guide.



In other words let the school districts control the rate of students entering their districts annually and let their expert verify that the proposed housing does not exceed the annual rate of new students set by the districts.

It seems absurd that we should be arguing over things that we have little understanding of. Let the district drive the rate of new students instead of the data driving the rate. This gives much better control over the process.



😊 1 Thank David Fung, Monta Vista South · 4 Oct

@Frank - That's not the way public school planning works. Public education is a service, so school districts are obligated to serve the kids that are in their enrollment area. As the superintendents have clearly stated in the Vallco process, they don't have ability to influence the approval process, but do have a right and responsibility to seek voluntary benefits so that they can address the impacts that stem from a project approval.



😊 2 Thanks Frank Geefay, Monta Vista South · 4 Oct

@David, then I don't understand the purpose of this discussion. As I see things there is one side that says this is an open loop system university accepted. Then there is another side that wants to arbitrarily control student rates for the districts. I was simply trying to solve this problem. But if the constraint is an open loop system the developer is free to develop whatever housing they want and the schools will adjust for it. So what exactly is really at issue here so I can better understand. I fail to see a specific problem. Why is SGR so essentially important?



😊 Vikram Saxena, Monta Vista · 4 Oct

@Frank:



I would be supportive of what you are suggesting. While the state mandates students teacher ratios, the infra is probably not mandated beyond some basic guidelines.

If a new development is going to require additional infra, the developer should fund it.

That is why this discussion on SGR is important.

As a resident I do not want the recent decline (much shallower than the growth we saw until earlier this decade) as a license for the developers to not mitigate the impact. They are financially capable of full mitigation.

What makes me sad is that the upcoming decline of use of portables is not being seen as a positive.

If history is any guide, the shutdown of schools during that trough of the 80s left us with less infra. Let us not use the current trough as an excuse to repeat the same mistake.



😊 2 Thanks Frank Geefay, Monta Vista South · 4 Oct

@Vikram, I see portables as an economic necessity in our lowest funded districts in the Bay Area. They have been part of our great schools for at least three decades. There is no evidence that they hinder education. They are 5 times less expensive than permeated class room especially when enrollments are low and they lie empty. They can easily be installed and later moved to other sites if needed. So what is so detrimental about their use?



😊 1 Thank Luke Lang, Garden Gate · 4 Oct

Frank Geefay,

Here is the real problem.

Someone is trying to discredit Liang while knowing that Liang has done the proper analysis. This person was not willing to acknowledge the guess work done why the so-called expert.

I repeat my statement: "One must be unbiased to serve the Cupertino community and on the Planning Commission."



😊 3 Thanks Frank Geefay, Monta Vista South · 4 Oct

@Luke, does that also mean city council?

I don't mind bias as long as there is diversity in bias. We are all biased in one way or another. I definitely have my biases.



😊 Gary Jones, Monta Vista · 4 Oct

Luke, in another thread Liang has been accused of "fake news." The accusation is well documented.



😊 1 Thank David Fung, Monta Vista South · 4 Oct

@Luke - You can read the text of the demographer's school impact report from the May charrette - @Liang clearly doesn't understand what "unlikely" means. That's not proper analysis, that's shoddy thinking.



😊 2 Thanks MG Sharpe, Rancho Rinconada · 4 Oct

Mmmmm will keep my comments to myself concerning the credibility of Liang's statements and data related thereto, and BC or is that B...?. Nuff said!!





2 Thanks

Luke Lang, Garden Gate · 4 Oct

Frank Geefay,

You are confusing personal preference for bias. You can prefer to be a vegetarian or not. Bias is a choice without integrity and honesty. We all have personal preferences, but we cannot encourage bias. Are you biased based on race?

Does having some honest and some dishonest politicians satisfy your preference for diversity?

The biggest no-no with the Vallco plans is the horrendous job-housing ratio. 4 Planning Commissioners and 3 City Council Members failed to address that. It's the biggest reason for the current housing crisis. That is not diversity. That's lacking transparency due to the lack of integrity and honesty.



Luke Lang, Garden Gate · 4 Oct

David Fung,

Liang has laid out her analysis. If you disagree, you are encouraged to discuss your disagreement about the issue/numbers. Your continued attack with words like "shoddy thinking" is not encouraged or welcome. That kind of behavior is normally seen when one has insufficient reasoning to engage in a civil debate. We all need to behave better than that.



1 Thank David Fung, Monta Vista South · 4 Oct

@Luke - What term would you use when somebody says "X says this" when in fact, X's statement was "this is highly unlikely"? I don't think that's accurate or even close to the very clear statements of the demographer's report.

The counter argument is not "here is what is observed in other districts" but "I don't agree". Is that based on anything?

There's actually a real issue to be discussed here - "what are the long-term actions that we begin to undertake today to address a future need?". Not only is that an important question, but it's one that needs to be discussed completely independently of Vallco, because the issue here is a much bigger one about where enrollment is going.

These psudeo-issues are only being raised to obstruct a now-approved project.



6 Thanks Luke Lang, Garden Gate · 4 Oct

David Fung,

I don't see you discussing the issues. I only see you talking about other people who you oppose.

Talk about job-housing ratio. Talk about the overcrowding of schools around Vallco. Talk about the lack of parking. Talk about the lack of parks. What's the long-term damage of adding more office space without balanced housing?

We are in the current housing mess precisely because of past politicians who have not addressed the real issues. Why would you want to repeat the past mistakes?





9 Thanks

Gary Jones, Monta Vista · 6 Oct  
Appeal from Vice Mayor Sinks



2 Thanks Deepika Kapil, Wilson Park · 6 Oct



@Gary, I also received this door hanger by Rod sinks. It was delivered by postal service and on the back page, says it is paid by Sand Hill Property Company. This is a big RED flag for me as to why would a council member take money from developer to promote developer's agenda. Is that win-win situation for the council member and the developer but residents will loose.



1 Thank Deepika Kapil, Wilson Park · 6 Oct



There seems to be mutual understanding between council member Rod Sinks and SHP. In case it is not obvious, let me clarify what I mean by mutual understanding between the two.

He voted for SB35 allowing 240ft. heights or 22 storey towers and then he approves Tier2 plan with 14+storey towers and uses defective SB35 plan as weapon to create FUD to promote Tier2 plan. Sounds like a creative plan. Heads, I win, tail you lose 🤔



1 Thank Gary Jones, Monta Vista · 6 Oct



Deepika, Rod did not vote for SB35.



4 Thanks Jean Bedord, Monta Vista · 6 Oct



@Deepika, the SB 35 plan was a MINISTERIAL approval. It did not go before city council. The city was legally REQUIRED to approve the project unless it failed to meet the criteria in the bill.



4 Thanks David Fung, Monta Vista South · 6 Oct



Gee, @Luke. I talk about the issues all the time.

1) Job housing ratio - You've seen me say many times that the way it's being used is totally bogus. It's hasn't been used as part of the official growth calculations for much more than a decade. It's meaningful only a regional level, not on a project scale, because Cupertino is not an island in an ocean. We share borders with San Jose - even West San Jose, our immediate neighbor is job-negative.



I was an advocate for the Planning Commission's Tier 1.5 proposal which would have brought better balance (and don't say that that was what Darcy was advocating for - he wanted less office, but the same community benefits as Tier 2). But even if the city had went that direction, the anti-growthers would be complaining that only a fraction of people who would live at a future Vallco would work there, hence that solution would still add traffic. These are the same people who would argue that shopping doesn't add traffic, even though expert research reports it would more than double traffic.

2) Overcrowding of schools - I've talked about this plenty. They aren't overcrowded because the enrollment is rapidly declining. They won't be because the largest project that will be built in Cupertino future has a forecastable number of students and this slow-forming bubble is well within the existing capacity of the districts - "just" according to both the Superintendents.



The anti-growthers are completely absurd on this one - a school is built 50-100 years ago with a particular capacity. Over time, the school's capacity is augmented to address growth, but somehow those additions don't count. My kid's school, Regnart was built in the 60's. You can see a Library/GLC/tech lab/art room and a new permanent classroom wing that must have been built in the 80's. Does that not count? Only the modulars don't count?

There are real issues. We have discussions about these issues, understand them, and devise solutions. Then most of us move on, while others gripe that they don't like the solution while offering none of their own.

  4 Thanks Vikram Saxena, Monta Vista · 6 Oct  
@David

The Tier-1,2 SB35 were all options created at the behest of SHP.



They are akin to:



do you want to be whipped bare back



do you prefer to be hung upside down with a shroud covering your back

Or do you prefer to be boiled on a wood fired stove instead of whipping. And we will give you the smoke flavor, gratis.

The responsibility for creating these set of choices lies with the CCC.



  Deepika Kapil, Wilson Park · 6 Oct  
@Jean, how did we end up 22storey towers in SB35. The trio voted to remove height limitations, allowing that tall towers

  1 Thank Deepika Kapil, Wilson Park · 6 Oct  
Stunning performance by Mayor Darcy Paul and Stevens Scharf and the trio hasting to approve SHP Tier 2 plan, so shameful !!  
<https://www.youtube.com/watch?v=denbYrYsbsA#t=5h06m4s>

  1 Thank Vikram Saxena, Monta Vista · 6 Oct  
@David:



The residents will decide what matters to them.

They will decide whether they prefer permanent portables or the developer funding a new school; something they are financially capable of doing.

  Gary Jones, Monta Vista · 6 Oct  
Vikram, the residents will be deciding soon on pursuing a recall of council member Scharf too when the Appeal decision is rendered.

Recall vs Referendum; would be interesting to see how that dog fight would turn out.

Hypothetically of course, for now.

  1 Thank Prabir Mohanty, Monta Vista South · 6 Oct  
Steven Scharf is the most resident centric council member. He is supported by 90% of the residents of Cupertino. No amount of funding from the mom & pop builder (operating under the

name SHP) can make the recall successful.



😊 1 Thank Richard Lowenthal, Monta Vista South · 6 Oct

Prabir, You are quite confused. There are over 28,000 voters in Cupertino and Sharf got 6,015 votes, so 79% of voters did not vote for him. Rod Sinks got 27% more votes than Sharf.



😊 2 Thanks Frank Geefay, Monta Vista South · 6 Oct

@Gary, why recall Council Member Scharf. Wouldn't that be similar to lawsuits, recalls, and referendums BC favors to change our governing? That is a backdoor method of governing, not our transparent American way of governing.



😊 1 Thank Vikram Saxena, Monta Vista · 6 Oct

@David



I have been very polite to you in spite of you using very unparliamentary adjectives.

Since you participate in civic communities, I ask you again to provide data about how we have invested in PERMANENT infra to support the about 45% growth we saw in enrollment.

Continuously adding portables and using them for decades is not what we should be aiming for.

We are creating immense real estate value for the developer, why don't we ensure that 15%-20% of that (the location premium is about 30%) goes into improving schools, traffic, parks and other infra?

Why does asking for proper mitigation make someone anti-growth?

Should I call you anti-children because you are fine with portables?

In the last week two students on bicycles have had accidents on McLellan. Traffic density attributes to the haste which leads to such incidents.

Please.

Enough grandstanding.



😊 2 Thanks Prabir Mohanty, Monta Vista South · 7 Oct

Hey Richard,

If the election is held today, the numbers will look dramatically different - Steven Scarf will get 3X more votes than your cronies who party at SHP owner Peter Pau's house. Rod Sinks is sending out flyers paid for by this 3rd tier mom and pop builder outfit operating under the name SHP - meaning Rod has sold his heart and soul to SHP. As you know, SHP was sued by city after city (from Palo Alto to Newark) as they failed miserably to deliver even on small shopping centers and saddled those cities with junk grade construction. We have world-class US builders like DPR Construction (Built Apple spaceship) and Sobrato (donated more than \$4billion to Warren Buffet Giving Pledge) operating right here in Cupertino. These builders will pursue sensible growth. We do not need this greedy husband-wife team Peter and Susana Pau & their shady outfit SHP to bring concrete monstrosity and turn already over-crowded Cupertino into a giant slum area in the middle of beautiful Bay Area.

