



November 17, 2020

Cupertino City Council
Cupertino City Hall
10300 Torre Avenue
Cupertino CA 95014-3202

Re: Lack of community input and feasibility analysis for proposed major increase in Traffic Impact Fees

Dear Mayor Scharf, Vice Mayor Paul and Councilmembers:

We, the undersigned authors of this correspondence, write to express our concern for the lack of notice and an adequate stakeholder process for the proposed major increases in Transportation Impact Fees that you are considering this evening.

These are large fee increases that are suddenly being pushed through with very little public input based on a nexus study produced three years ago. One Council meeting is insufficient and inconsistent with both best practices and the past practice of the City of Cupertino itself for other such fee increases. According to the staff report, the only public outreach conducted was a staff presentation to a meeting of the Cupertino Chamber of Commerce Legislative Action Committee in early September.

The proposed fee increases are significant: Residential Multifamily per unit fees would increase from \$4,112 per unit to \$5,900 per unit, a 43% increase and Office fees would go from \$18.68 per square foot to \$27 per square foot, a 44% increase.

We urge the City to conduct a feasibility analysis as has been done for other fee increases. This is critical to ensure the new fees will not render housing development in particular unviable in Cupertino.

While we certainly agree that new development must mitigate its impacts, the transportation improvements referenced in the staff report are addressing existing deficiencies and implementing citywide policies. These improvements are not increasing capacity required as a result of new development, so new development cannot lawfully be required to shoulder the

burden.

We urge you to continue this item and take time to conduct a thorough stakeholder process that includes input from the development community and undertake a feasibility analysis to study the effect on development of the proposed fee increases. This is how good and transparent government operates.

We thank you in advance for your consideration of this request.

Sincerely,

Michael Lane - San Francisco Bay Area Planning and Urban Research Association (SPUR)

David Meyer - Silicon Valley at Home (SV@Home)

Matt Regan - Bay Area Council

Vince Rocha - Silicon Valley Leadership Group (SVLG)