



COMMUNITY DEVELOPMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3403 • FAX: (408) 777-3366
CUPERTINO.GOV

CITY COUNCIL INFORMATIONAL MEMORANDUM

Date: August 28, 2025

To: Cupertino City Council

From: Benjamin Fu, Director of Community Development

Re: Parking along Mary Ave. Resulting from the Mary Ave. Villas Project

Background

At the July 15 City Council meeting, the council requested an info memo to better understand the reduction of parking along the Mary Avenue right-of-way as would be impacted by the development of the Mary Avenue Villa project.

Since Fiscal Year (FY) 2020-21, the City Work program prioritized engaging with philanthropic organizations to develop very low and extremely low-income housing (ELI) for the intellectually and developmentally disabled (IDD) community. The Adopted FY 2025-27 City Work Program continues to include this ongoing project.

On May 2, 2023, the City recorded a parcel map creating a 0.79-acre site out of surplus Mary Avenue right-of-way (ROW) portions of which currently provide diagonal street parking to the public. In May 2024, the City Council adopted the 6th Cycle Housing Element, which designated this site as a Priority Housing Site (HE Site 10), with an R4 zoning designation and a residential density of 50-65 DU/acre. The proposed Mary Avenue Villas development, consistent with the adopted zoning designation, will include 40 living units in two, two-story buildings with a central parking area providing approximately 22 onsite spaces for residents and employees of the development. In April 2025, the City Council allocated funds (as discussed further in the Fiscal Impact section of this memo) to support the development of the proposed project.

To accommodate the proposed development, as well as maintain the sidewalk, bike lanes, and vehicle lanes along Mary Avenue, approximately 79 of the existing angled street parking spaces located along the west side of Mary Avenue, including those within the limits of the parcel, will be replaced by 33 parallel spaces in the ROW. Along the eastern side of Mary Avenue, 43 parallel parking spaces will also be removed, resulting in a net on-street parking loss of 89 spaces (79+43-33 spaces). Please see Attachment A Street Parking Exhibit, and Attachment B Mary Site Plans.

Sustainability Impact

No sustainability impact.

Fiscal Impact

Costs associated with this work program item are budgeted in the BMR Housing Fund 265-72-71 750-052. No additional fiscal impact would incur should the City Council direct the remaining appropriated funds to be utilized for the entitlement review. Should the City Council deny the use of the appropriated funds, the remaining budgeted amount would return to the City's BMR Affordable Housing fund for future uses.

On April 15, 2025, the City Council authorized an allocation of \$4,083,250 of cash assistance to the Project. The allocation is comprised of \$3 million of funds from the City's BMR Affordable Housing Fund, \$908,683 of Permanent Local Housing Allocation (PLHA) funds, and \$174,567.37 of CDBG funds to be used for public infrastructure improvements. These three allocations will provide a total of \$4,083,250 of cash assistance to the Project.

City Work Program (CWP) Item/Description

Preserve existing and develop new BMR/ELI Housing: Explore opportunities to preserve existing expiring BMR housing. Develop ELI (Extremely Low Income) and BMR housing units for Developmentally Disabled individuals (IDD) on City-owned property as well as the County-owned sites.

Council Goal:

Housing

California Environmental Quality Act

No California Environmental Quality Act impact.

Prepared by: Gian Paolo Martire, Senior Planner

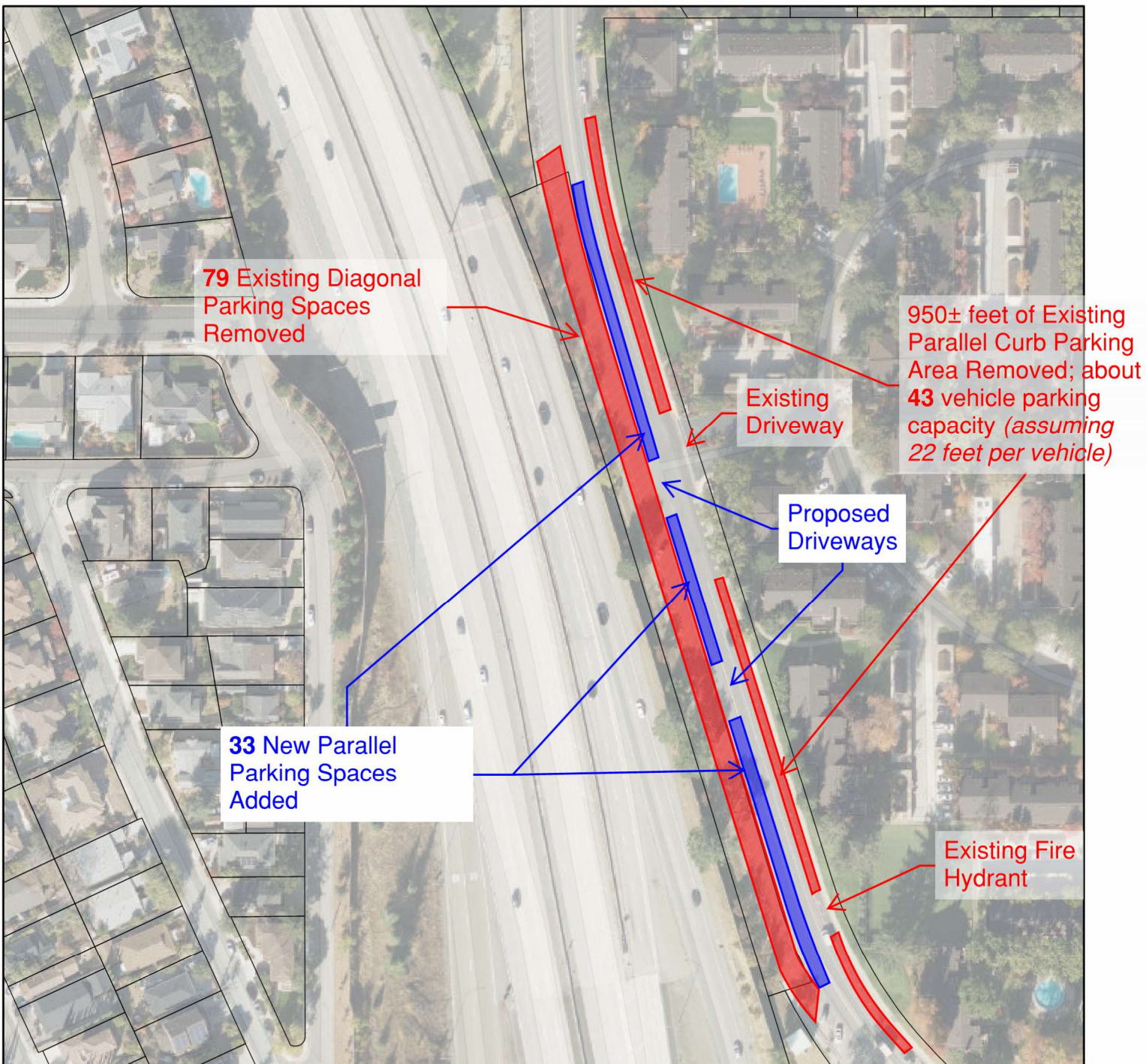
Reviewed by: Benjamin Fu, Director of Community Development

Approved for Submission by: Tina Kapoor, Interim City Manager

Attachments:

A - Street Parking Exhibit

B - Mary Avenue Villas Site Plans



Street Parking Summary

79 Diagonal Spaces Removed (West side of Mary Ave)
43 Parallel Space Capacity Removed (East side of Mary Ave)
33 New Parallel Spaces Added (West side of Mary Avenue)

Net Loss of Street Parking Capacity of 89 Vehicles

Note that the counts expressed on this exhibit are approximate based on current planning-level design documents as of the date listed. The final parking count is subject to revision after City of Cupertino review and approval, and may ultimately vary from the information presented here.

Kimley»Horn

Expect More. Experience Better.

February 2025

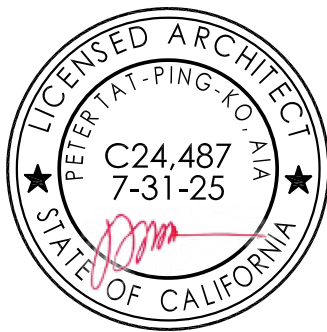
MARY AVENUE
AFFORDABLE
HOUSING

CHARITIES
HOUSING

MARY AVENUE
CUPERTINO, CALIFORNIA



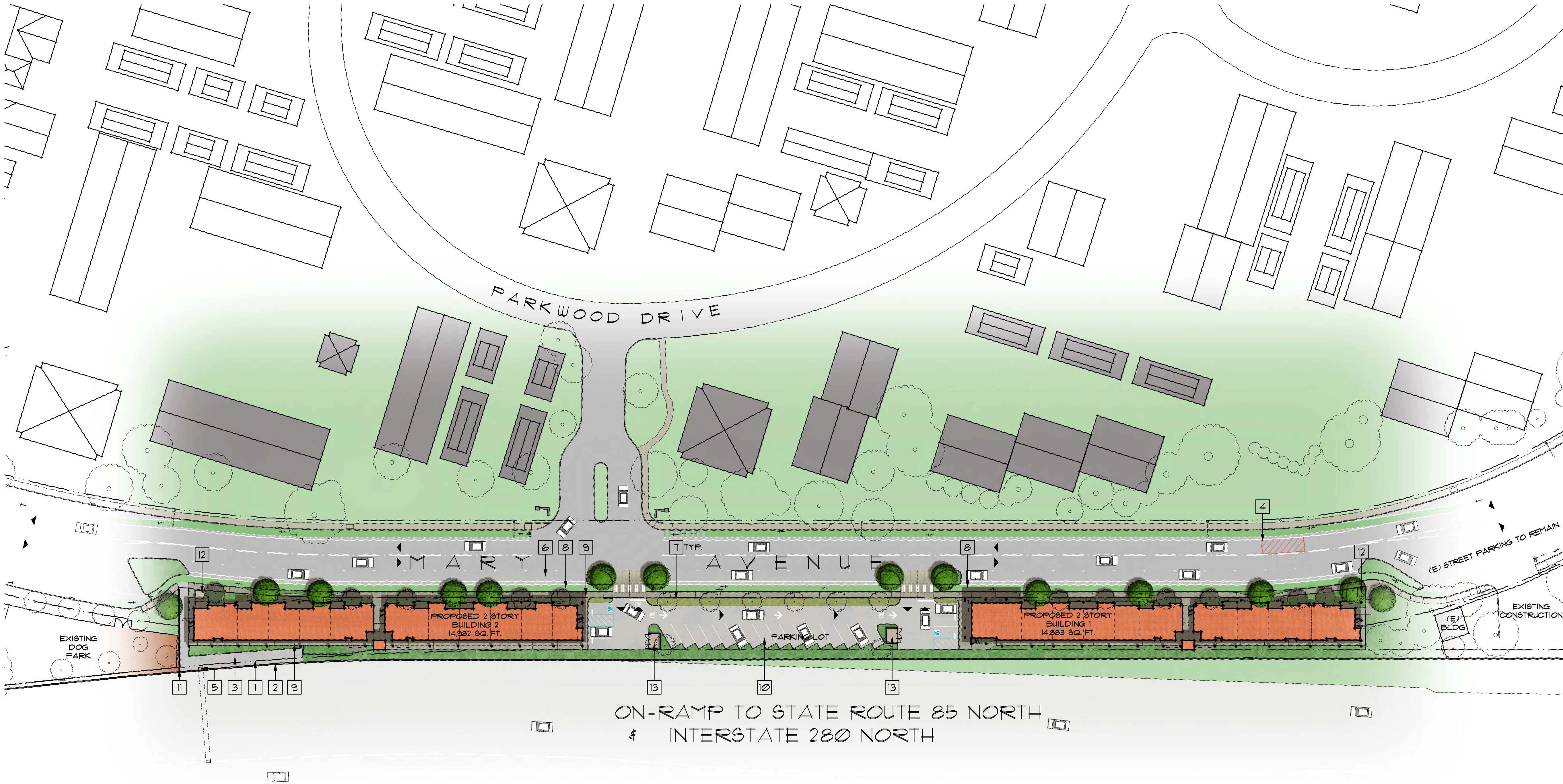
Ko Architects, Inc.
900 High Street, Suite 1
Palo Alto, CA 94301
p: 650.853.1908



REVISION	
PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	LCR
SCALE	1" = 40'-0"

OVERALL
SITE
PLAN

SHEET
AS1.0



ON-RAMP TO STATE ROUTE 85 NORTH
& INTERSTATE 280 NORTH

HIGHWAY 85

OVERALL SITE PLAN 1"=40' 1

- 1

(E) PROPERTY LINE
- 2

(E) 14'-0" TALL CMU SOUND WALL
- 3

(E) 1'-0" PUBLIC SERVICE EASEMENT ON PROPERTY
- 4

(E) FIRE LANE TO REMAIN
- 5

(E) HIGHWAY SIGN POST TO REMAIN
- 6

(N) PARALLEL OFF-SITE PARKING
- 7

(N) BIOSWALE AT EDGE OF PARKING LOT
- 8

(N) BIKE LANE
- 9

(N) CONCRETE PEDESTRIAN SIDEWALK

- 10

(N) PARKING LOT WITH ASPHALT
- 11

(N) RETAINING WALL
- 12

(N) ELECTRICAL TRANSFORMER PAD
- 13

(N) CONCRETE TRASH PAD

SITE AREA: 0.7913 ACRES
(34,412 SQUARE FEET)

PARKING:

ON-SITE PARKING:
REGULAR 20 STALLS
ACCESSIBLE 2 STALLS
TOTAL ON-SITE PARKING 22 STALLS

ON-SITE PARKING RATIO: 0.55 STALLS PER UNIT

NOTE: THERE ARE ALSO 33 OFF-SITE PARKING STALLS AT THE STREET CURB.

BUILDING AREA: 29,865 SQ. FT.

BUILDING 1: 14,883 SQ. FT.
TOTAL UNITS: 19 UNITS
STUDIO UNITS: 2 UNITS
1 BEDROOM UNITS: 8 UNITS
2 BEDROOM UNITS: 8 UNITS
3 BEDROOM UNITS: 1 UNIT

BUILDING 2: 14,982 SQ. FT.
TOTAL UNITS: 21 UNITS
STUDIO UNITS: 1 UNIT
1 BEDROOM UNITS: 14 UNITS
2 BEDROOM UNITS: 6 UNITS

TOTAL UNITS: 40 UNITS

UNIT DENSITY: 50 UNITS/ACRE
• 0.7913 ACRES ≈ 40 UNITS

KEYNOTES

TABULATIONS

MARY AVENUE
AFFORDABLE
HOUSING

CITY OF
CUPERTINO

MARY AVENUE
CUPERTINO, CA

Ko Architects, Inc.
900 High Street, Suite 1
Palo Alto, CA 94301
p: 650.853.1908

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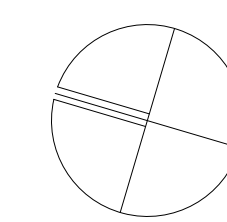
10 S ALMADEN BLVD, SUITE 1250, SAN JOSE, CA 95113
PHONE: 669-800-4130
WWW.KIMLEY-HORN.COM

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REVISION

REF. NORTH



PROJECT NO. 197381002

DATE JUL 2024

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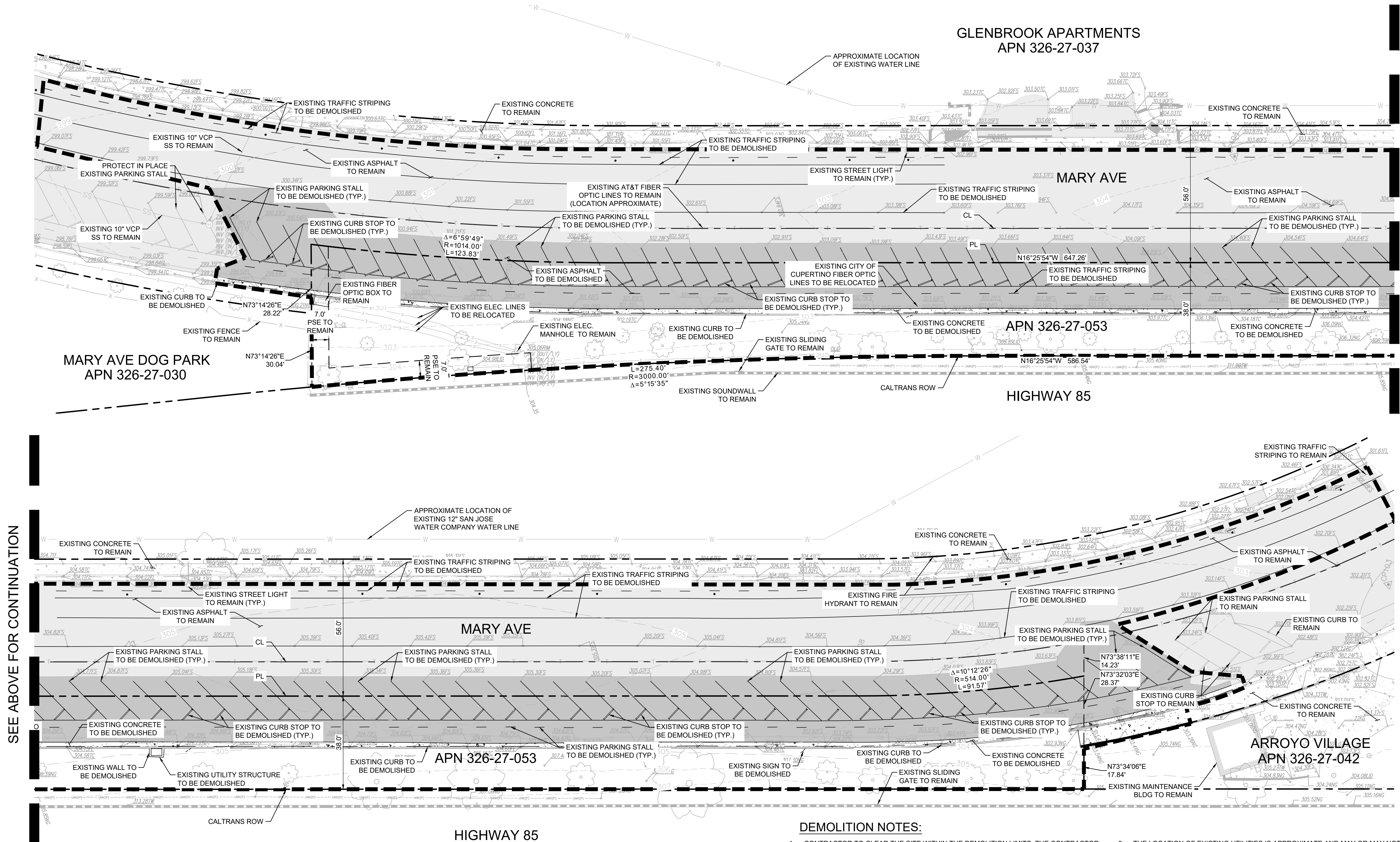
SCALE SEE SHEET

SHEET

EXISTING
CONDITIONS &
DEMO PLAN

C000.0

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SEE ABOVE FOR CONTINUATION

SEE BELOW FOR CONTINUATION

LEGEND

---	PROPERTY LINE/ CALTRANS ROW	NG	NATURAL GROUND	GATE	GROUND ELECTRIC
---	CENTERLINE	R/W	RIGHT OF WAY	GUARD POST	TELCO CABINET
---	EASEMENT	TCAB	TELCO PULL BOX	IRRIGATION CONTROL VALVE	CATCH BASIN
---	APPROXIMATE CIVIL LIMIT OF WORK	TPB	TOP OF CURB	SEWER CLEAN OUT	CENTERLINE
---		TC	TOP OF GRATE	SEWER MANHOLE	C&G
---		TCG	TOP OF WALL	SIGN	CURB & GUTTER
---		TCG	TYPICAL	STORM DRAIN MANHOLE	#
---		TCG	WATER METER	STREET LIGHT	DI
---		TCG	WATER VAULT	TRUNCATED DOME	EC
---		TCG	BLOCK WALL	WATER FAUCET	FS
---		TCG	CENTERLINE	WATER VALVE	FL
---		TCG	CHAIN LINK FENCE		HCR
---		TCG	CONCRETE/RETAINING WALL		INV
---		TCG	EDGE OF PAVEMENT		ICV
---		TCG	ELECTRIC LINE PAINTED		
---		TCG	FLOW LINE		
---		TCG	GAS LINE PAINTED		
---		TCG	INTERIOR LOT LINE		
---		TCG	RIGHT-OF-WAY		
---		TCG	SANITARY SEWER LINE PAINTED		
---		TCG	TELECOM LINE PAINTED		
---		TCG	WATER LINE PAINTED		

APN	ASSESSOR'S PARCEL NUMBER	ASPHALT PAVEMENT
BEV	BACKFLOW PREVENTER	BACKFLOW PREVENTER
CB	CATCH BASIN	CATCH BASIN
CL	CENTERLINE	CONCRETE PAVEMENT
C&G	CURB & GUTTER	CONTROL POINT
#	DIAMETER OF EXISTING TREE	DOOR
DI	DRAIN INLET	ELECTRIC MANHOLE
EC	ELECTRIC CABINET	ELECTRIC METER
FS	FINISH SURFACE	FIRE HYDRANT
FL	FLOW LINE	FLOW DIRECTION
HCR	HANDICAP RAMP	FOUND MONUMENT AS NOTED
INV	INVERT	GAS METER
ICV	IRRIGATION CONTROL VALVE	GAS VALVE

SURVEY NOTES:

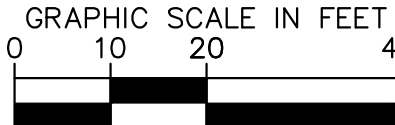
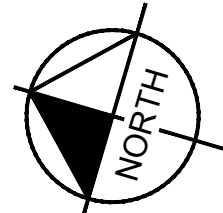
BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MARY AVENUE, BEING N89°11'55"W PER PARCEL MAP RECORDED IN BOOK 838 OF MAPS, PAGES 24 & 25, IN THE OFFICE OF THE COUNTY RECORDER.

BENCHMARK:
NORTHING: 1943739
EASTING: 6110141
ELEVATION: 328.97
BM1071 SCVWD BRASS DISK (R180); ON TOP OF THE SOUTHERLY CURB OF STEVENS CREEK BOULEVARD AT APPROXIMATELY 200 FEET WESTERLY OF PENINSULA/BUBB ROAD AND NEAR RAILROAD CROSSING POLE #22118. ALSO, 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 20 FEET WEST FROM THE CENTER OF THE TRACKS. CITY OF CUPERTINO.

SURVEY DATE: AUGUST 02, 2024

DEMOLITION NOTES:

- CONTRACTOR TO CLEAR THE SITE WITHIN THE DEMOLITION LIMITS. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL CURB, SIDEWALK, PAVEMENT, PLANTERS AND TREE ROOTS. CONTRACTOR TO REMOVE ALL UTILITIES AND APPURTENANCES UNLESS OTHERWISE NOTED.
- ALL MATERIAL REMOVED FROM THIS SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
- DUST CONTROL MEASURES SHALL BE USED DURING DEMOLITION. CONTRACTOR SHALL PROVIDE A DUST CONTROL AND MITIGATION MEASURES PLAN.
- CONTRACTOR TO CAP ALL EXISTING WET UTILITIES AT LIMIT OF DEMOLITION UNLESS OTHERWISE NOTED. SEWER LATERALS SHALL BE CAPPED AT THE MAIN. WATER LATERALS SHALL BE REMOVED BACK TO EXISTING METER BOXES.
- CONTRACTOR SHALL ADJUST THE GRADE OF ANY EXISTING UTILITIES TO REMAIN.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, TREE PROTECTION PLAN AND ARBORIST REPORT FOR THE DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS MARKED AS "REMOVE" INCLUDING UTILITIES, BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY, SUCH AS UNDERGROUND UTILITIES THAT TIE ABOVEGROUND UTILITY STRUCTURES MARKED AS "REMOVE". REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF REMOVAL OF EXISTING IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF THE ITEMS TO BE REMOVED. CONTRACTOR SHALL VERIFY THAT ALL IMPROVEMENTS BEING REMOVED ARE FULLY CONTAINED WITHIN THE LIMITS OF DEMOLITION, AND THAT THEY DO NOT SERVE ANY FUNCTION FOR IMPROVEMENTS BEYOND LIMITS OF DEMOLITION. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND MAY OR MAY NOT BE INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DELINEATED HEREON SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND PROJECT ENGINEER IMMEDIATELY.
- EXISTING FENCING MAY BE USED AS CONSTRUCTION FENCING ONLY IF APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A SPECIFIC LAYOUT FOR CONSIDERATION BY THE ENGINEER. IF APPROVED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF ANY SUCH FENCE SEGMENT POST CONSTRUCTION.
- RELOCATION OR REMOVAL OF ELECTRICAL AND GAS UTILITIES SHALL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC COMPANY.
- DEMOLITION OF SITE ELEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, LIGHT POLES, AND BOLLARDS SHALL INCLUDE THE REMOVAL, AND BACKFILL, OF ASSOCIATED FOOTINGS AND FOUNDATIONS.
- LIMIT OF SITE DEMOLITION SHALL NOT EXTEND OUTSIDE THE EXISTING R/W AND PROPERTY LIMITS.
- APPLICANT/CONTRACTOR SHALL APPLY FOR AN ENCROACHMENT PERMIT FOR STREET TREE REMOVAL. PRIOR TO REMOVAL, THE OWNER AND/OR THE CONTRACTOR SHALL POST A TREE REMOVAL NOTICE FOR A MINIMUM TWO WEEKS PRIOR TO REMOVAL. DOCUMENT AND PROVIDE PROOF OF NOTICING TO THE CITY, SUCH AS TIME STAMPED PHOTOS OF THE NOTICE POSTED TO THE TREES AT THE BEGINNING AND THE END OF TWO WEEK NOTICING PERIOD.



CITY OF
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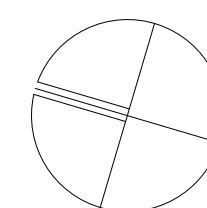
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DATE JUL 2024

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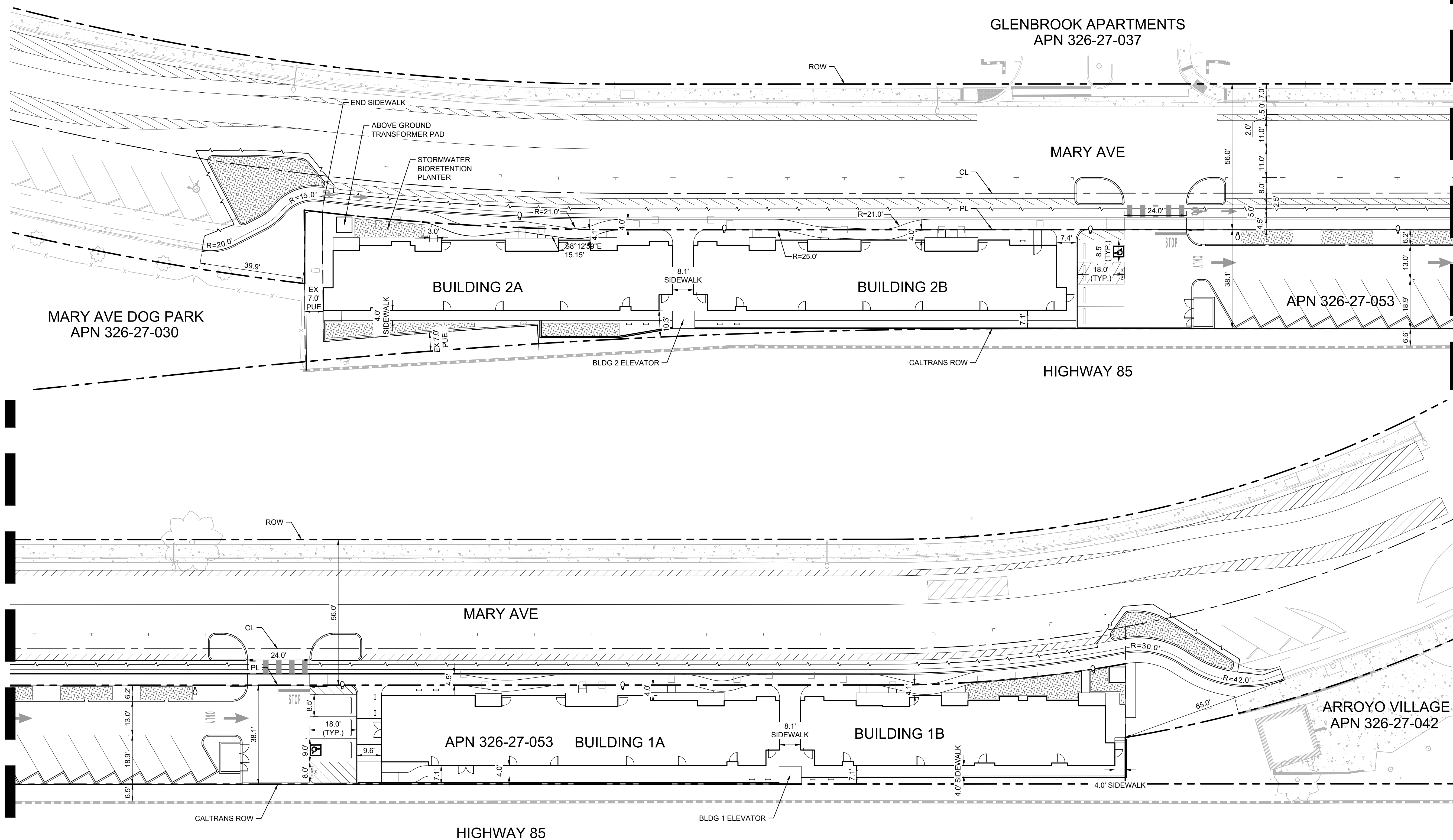
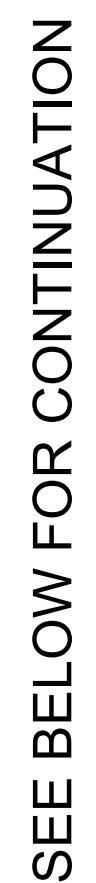
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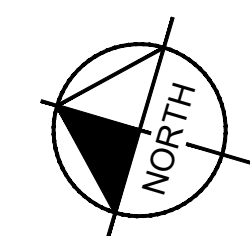
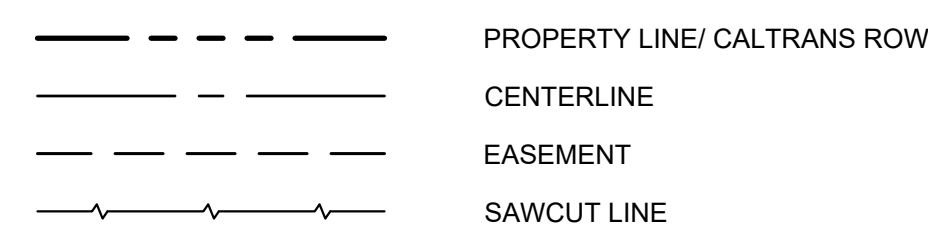
SHEET

PRELIMINARY SITE
PLAN C001.0

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LEGEND



GRAPHIC SCALE IN FEET

0 10 20 40