

Community Noticing Subcommittee Report - April 14, 2026

Community Noticing Subcommittee Background

The community noticing subcommittee was approved and formed during the October 14, 2025 Planning Commission meeting. The objective was to report on best practices on community noticing from other Bay Area cities. The subcommittee is a temporary ad-hoc committee with limited jurisdiction and scope. The subcommittee has met four times to align on the work, discuss findings, and finalize a report back to the Planning Commission.

Community Noticing Subcommittee Overview

Over the past few years, the community continues to express the following feedback:

- Residents and businesses frequently report that they do not know about development projects near them until it is too late
- Many residents report that they were unaware of major zoning changes. This is especially the case for the parcel list for the sixth cycle Housing Element

The community noticing subcommittee seeks to address the above challenges by identifying opportunities to improve Cupertino community noticing methods and policies.

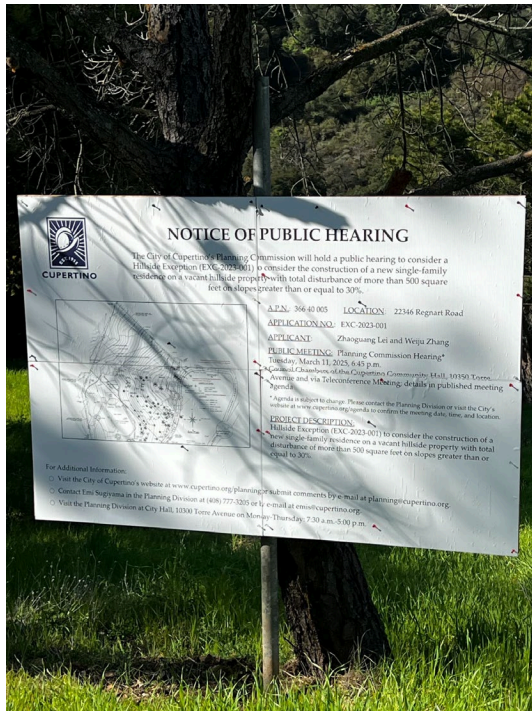
Where We Are Today

The subcommittee first looked at existing Cupertino noticing communications. These include website, physical signage, email, mail, and print. Several examples are shown below.

Cupertino.gov

The screenshot shows the Cupertino.gov website interface. On the left is a navigation menu with the following items: 'In This Section' (highlighted), 'General Plan and Land Use Plans', 'Zoning Code and Planning Maps', 'Residential Planning Requirements', 'Non-Residential', 'Major Projects' (highlighted), 'Major Residential Projects', 'Planning Forms', and 'Planning FAQs'. The main content area is titled 'Major Projects' and contains a sub-section 'Development Proposals' with an upward arrow. Below this is a paragraph: 'These are development proposals of **note** that are under review, approved, and/or approved in the past but of particular interest to the community.' There are four expandable sections: 'Under Review' (with a downward arrow), 'Amendments to Approved Projects Under Review' (with a downward arrow), 'Recently Approved' (with a downward arrow), and 'Entitled Projects from past' (with a downward arrow). At the bottom of the main content area, there is a small text prompt: 'To receive updates on projects of interest, please sign up for e-notification on this page or by clicking here to subscribe. You may also sign up for notification by email via here with: [Access](#)'.

Cupertino development notice signage



Cupertino email notice of public hearing



CITY OF
CUPERTINO

Notice of City Council Hearing for Townhome Development Proposal at 10857, 10867, 10877, and 10887 Linda Vista Drive



10857 LINDA VISTA DRIVE

ARTIST CONCEPTUAL. PLEASE
SEE PLANS FOR PROJECT
SPECIFICATIONS

The City Council will consider permits to allow the construction of a 51-unit townhome condominium development located at 10857, 10867, 10877, and 10887 Linda Vista Drive (APNs: 356-06-001, -002, -003, and -004), on April 1, 2026, at 6:30 p.m. in the Cupertino Community Hall, 10350 Torre Avenue and via a teleconference. The proposal includes subdivision of the existing property, removal and replacement of trees on site and construction of the units and site improvements. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. The project is also located on Sites 25 through 28 of the City's Priority Housing Sites.

Additional project information can be found at: cupertino.gov/evulich. The agenda for this meeting will be available on the Thursday preceding the meeting on the City's website: cupertino.gov/agenda.

NOTE: AGENDA MAY BE SUBJECT TO CHANGE. If you are interested in an item, or have questions, please call the Planning Department at (408) 777-3308, or check the City's website prior to the meeting date to verify that the item is still on the agenda. The time this item will be heard during the meeting cannot be predicted as other applications may also be scheduled for discussion at this meeting.

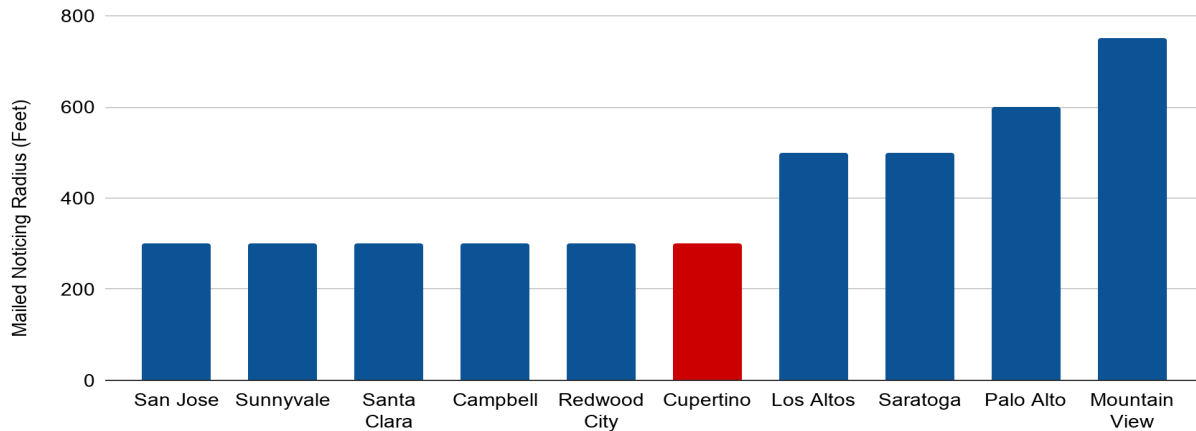
Findings: Cupertino Noticing Policies Are Similar to those of Neighboring Cities

After assessing multiple neighboring cities, the subcommittee found that most have a notification radius in accordance with CA Govt Code § 65091:

- Mail notification within a 300-foot radius of major development
- Signage at least 10 days prior to public hearing
- Notice published at least once in a newspaper of general circulation in the city
- Option to sign up for email notifications regarding developments

Some neighboring cities do have a larger codified noticing radius of 500-750 feet for major development projects. These include [Los Altos](#), [Saratoga](#), [Palo Alto](#), and [Mountain View](#) (see graph below). The City of Santa Clara is also [considering an expanded ¼ mile radius](#) for development projects impacting larger portions of the city.

Standard Noticing Radius for Development Projects by City



The primary benefit of a larger noticing radius is significantly reduced complaints and improved resident and business satisfaction. The main drawback is increased cost and staff time of greater noticing. For Cupertino, this cost is technically already being incurred, as City staff regularly expands the noticing radius from 300 up to 1000 feet, or sometimes more, for larger development projects. Codifying a larger noticing radius would give staff credit for the work it is already doing.

Additional methods of outreach

Other cities are also leveraging social media and webpages to further promote public hearings. For example, the City of San Jose (below) uses Facebook & Nextdoor to promote community meetings. To note, any city-noticed meeting counts towards the 5 meeting limit for SB330 projects.

City of San Jose - Planning, Building ...
Mar 23 · 🌐

Learn about the proposed project at 860 W San Carlos St.

The project (File No. H25-045) proposes a seven-story multifamily development with 272 residential units on an approximately 2.17-acre site. The development is 100% affordable, including 55 units for low-income households (up to 50% AMI) and 217 units for moderate-income households (up to 80% AMI).

Meeting Purpose

- Describe the proposed project at 860 W San Carlos St.
- Explain the City's review process
- Obtain community input on the multifamily development
- Collect comments, concerns, and questions as part of the public record
- Use community feedback to help inform the project as it moves forward

Community Meeting
Tuesday, March 30, 2026
6:30 PM – 7:30 PM
Zoom link and details: <https://bit.ly/4dx7ZRx>

Planning Division
COMMUNITY MEETING NOTICE
File Nos. H25-045 & ER26-016
Monday, March 30, 2026, 6:30 p.m.

This is to advise you of a community meeting for a proposed residential development at the southwest corner of West San Carlos Street and Sunol Street (860 West San Carlos Street). You are receiving this notice because you either reside or own property close to the subject property. To access the agenda and instructions on how to participate, visit sanjoseca.gov/PlanningCommunityMtg.

Zoom meeting link:
<https://sanjoseca.zoom.us/j/98351821751>

Zoom meeting phone number: +1 408 638 0968 or 888 475 4499 (Toll Free)


Meeting ID: 983 5182 1751

Proposed project at 860 West San Carlos Street:
Site Development Permit (File No. H25-045) to allow the construction of a seven-story multifamily building with 272 dwelling units (100% affordable; with 55 units reserved for low-income households earning up to 50% of Area Median Income and 217 units reserved for median-income households earning up to 80% of Area Median Income).

Project Applicant: Swenson (formally Green Valley Corporation)

Meeting Purpose: To describe the proposed project, the City's review process, and to obtain community input on the project located at 860 West San Carlos Street.

For questions or comments, contact Jason Lee, Project Manager, at jason.lee@sanjoseca.gov or (408) 535-3887. File is available: Monday to Friday 9:00 AM – 12:00 PM | 1:00 PM – 5:00 PM. For more information about the project visit: sipermits.org.



File Nos. H25-045 & ER26-016
860 West San Carlos Street
To request an ADA accommodation, call (408) 535-8430 (Voice) or 7-1-1 (TTY) at least 5 business days before the hearing.
Para información en español, llame al (408) 793-4100 o visite bit.ly/SJ-sguia-espanol.
Để nhận được thông tin bằng Tiếng Việt, vui lòng gọi (408) 793-4174 hoặc vào trang web bit.ly/SJ-huong-viet.




CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Virtual Community Meeting
March 30, 2026 | 6-7:30 PM
Learn about a proposed Site Development at 860 West San Carlos Street.

Another method of increasing community awareness is to create a webpage for all upcoming public hearings. Sunnyvale has one shared webpage linking to a PDF of all upcoming public hearings. Redwood City also lists all of its hearings on one webpage.

Print-Friendly View Accessible Transcript View



Planning Division Current Public Hearings

Sunnyvale

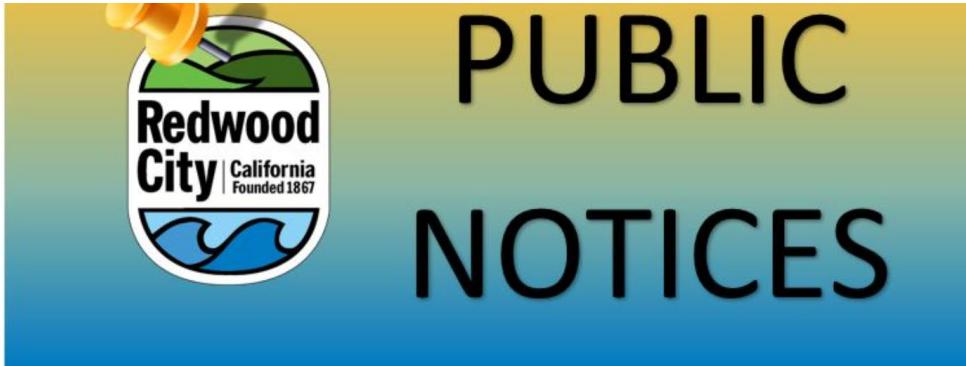
Public Hearing Projects and Study Issues are listed by hearing date. If a project application has not been scheduled for a public hearing, it will only appear in the [Development Reports](#).

MEMBERS OF THE PUBLIC CAN VIEW AGENDA AND REPORTS FRIDAY PRIOR TO THE HEARING AND PARTICIPATE OR WATCH THE FOLLOWING PUBLIC HEARINGS AT SUNNYVALECA.LEGISTAR.COM/CALENDAR.ASPX (SEE MEETING ZOOM LINK) or WATCH AT [HTTP://YOUTUBE.COM/SUNNYVALEMEETINGS](https://YOUTUBE.COM/SUNNYVALEMEETINGS), or TELEVISION ON COMCAST CHANNEL 15 OR AT&T CHANNEL 99 (City Council and Planning Commission is televised).

Meeting details, including how to view and join the virtual meetings, will be available on each meeting's agenda 72 hours before each meeting on the City's Legislative Public Meeting Webpage at sunnyvaleca.legistar.com/Calendar.aspx

PLANNING COMMISSION HEARING

MONDAY, APRIL 13, 2026, AT 7 P.M.
ONLINE AND COUNCIL CHAMBERS, CITY HALL
456 W. OLIVE AVE., SUNNYVALE, CA 94086
MEETING ONLINE LINK: [HTTPS://SUNNYVALE-CA-GOV.ZOOM.US/J/91827390357](https://SUNNYVALE-CA-GOV.ZOOM.US/J/91827390357)



(All Categories) ▾

[Archived News](#)

Local Campaign Expenditure Limit Increase_2026

01/28/2026 2:30 PM

1320 Marshall St - Planning Commission Hearing on December 16, 2025 at 6pm

12/04/2025

1548 Maple - City Council Meeting December 8 @ 6pm

11/26/2025

Public Hearing to Consider the Annual Parks Impact Fee and Transportation Impact Fee Project List Updates - City Council Meeting on December 8 @ 6pm

11/26/2025

1018-1020 Main St-City Council Hearing on December 8, 2025

11/19/2025

Subcommittee Recommendations

The following recommendations are intended for consideration by the Planning Commission and potential recommendation to council.

Update the municipal code to increase the noticing radius for specific project types:

- Larger projects (ex. 2+ acres)
- Zoning changes: For 7th Cycle Housing Element, notify entire City of parcels being considered for rezoning for housing
- Very high fire hazard zone area projects
- Proposals for changes to major streets, including any emergency lane reduction

Make notices for public hearings more informative:

- Zoning: Clearly include the parcel address, not just parcel number, on notices of rezoning. Include a link to the proposed rezoning

- Housing projects: Disclose any requested waivers, relevant housing laws, and how the city must abide by these laws on development public hearing notices

Increase channels of outreach:

Cupertino has an opportunity to expand noticing channels. Options include:

- Social media: Facebook, Twitter
- Web: Add an “Upcoming Hearings” page to Cupertino.gov
- Signage: Bulletins at prominent community hubs like the library