



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA
95014-3255 TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333
CUPERTINO.ORG

CITY COUNCIL STAFF REPORT

Meeting: June 17, 2025

Subject

Amend Chapter 16.74 of the Municipal Code to adopt CAL FIRE's recommendations for Fire Severity Hazard Zones in the Local Responsibility Area and Chapter 16.40 of the Municipal Code to update a reference to the updated map.

Recommended Action

Conduct the second reading of Ordinance No. 25-2272 (Attachment A): "An Ordinance of the City Council of the City of Cupertino amending Chapter 16.74 of the Municipal Code to adopt Fire Severity Hazard Zones in the Local Responsibility Area and Chapter 16.40 to update a reference to the updated map".

Background

Recent changes to state law require local jurisdictions to adopt all three Fire Hazard Severity Zone (FHSZ) classification categories—Very High, High, and Moderate—based on CAL FIRE's 2025 hazard map recommendations within 120 days of the maps being issued. These FHSZ designations affect building construction and fire code standards applicable to these properties. Cupertino's deadline for adoption of the FHSZ designations is June 24, 2025.¹

On June 3, 2025, the City Council unanimously voted to conduct the first reading of the proposed ordinance. If the City Council approves the second reading at the June 17, 2025 meeting, the proposed ordinance will be in effect thirty days after. The proposed ordinance reflects updates required by state law and applies the highest FHSZ designation to parcels with multiple FHSZ classifications for clarity.

Sustainability Impact

Adoption of the map and implementation of the requirements of the Building Code would improve the City's resistance to the impact of wildfires and improve long-term sustainability. Wildfires that transition to a structure-to-structure conflagration have acute and far-reaching consequences, not only for the environment and climate, but also for the stability and well-being of impacted communities. These fires release large amounts of pollutants into the air, including soot and carbon dioxide, which contribute to climate change and degrade air

¹ [Click here for meeting materials for this item in the City Council agenda packet for June 3, 2025.](#)

quality. Additionally, toxic byproducts from burning structures, vehicles, and other synthetic material can pose significant health risks to residents and responders.

A commitment to strong fire safety regulations ultimately benefits the entire community — protecting public health, safeguarding financial resources, and ensuring a resilient and sustainable future.

Fiscal Impact

No fiscal impact.

City Work Program (CWP) Item/Description

None

Council Goal

Environmental Sustainability.

California Environmental Quality Act

These actions are taken to protect the environment and are, therefore, exempt from CEQA under CEQA Guidelines Section 15308.

Prepared by: Piu Ghosh, Planning Manager

Reviewed by: Luke Connolly, Assistant Director of Community Development
Benjamin Fu, Director of Community Development
Floy Andrews, Interim City Attorney

Approved for Submission by: Tina Kapoor, Acting City Manager

Attachments:

A – Ordinance No. 25-2272