



To: Planning Commission
From: Ande Flower, Principal Planner, EMC Planning Group
Date: January 18, 2022
Re: Sites Inventory Initial Analysis Study Session

SUMMARY

This memorandum initiates the Sites Inventory process and reports results for the Cupertino Housing Simulator Tool, which was demonstrated at the Cupertino Community Workshop on December 9, 2021.

ACTION REQUEST

A first of a two-part meeting, this is a process-focused approach to assess goals and strategy for next steps with the Sites Inventory Analysis. A second upcoming Planning Commission meeting will involve a request for recommendation of an initial sites list necessary for environmental review.

BACKGROUND

The Housing Element of the General Plan must include an inventory of land suitable and available for residential development required by state law and guided by target numbers. The Housing Element chapter of the General Plan must be updated every 8 years. The City is responsible for making sure that the zoning in place enables the capacity for the number of housing units allocated to the City. As a policy action, the sites selected for future housing areas must meet criteria for Affirmatively Furthering Fair Housing (AFFH). Access to resources like good schools, open space, and transit options are examples of factors that must be considered when selecting sites that meet affordability standards. In terms of resources such as these, all of Cupertino is classified as a high opportunity resource area by the State. Choices made during this step of the Housing Element update process may be consequential for individuals and families for the near future and for generations to come.

The purpose of the Housing Element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Needs Allocation (RHNA). Sites are suitable for residential development if the City's regulations (zoning) allow enough residential development to accommodate its RHNA during the Housing Element Cycle 6 planning period (2023-2031). If there are not enough existing sites to accommodate the RHNA for each income category, the City must identify additional sites until there are enough sites. Changes to the City's regulations (rezoning) and/or adopting programs and policies may be necessary to accommodate the full amount of housing needs allocated with RHNA.

The sites inventory analysis is the first step in the update process because it will help us understand what kind of environmental review may be necessary for the Housing Element update. Our process must enable enough time for a potential Environmental Impact Report (EIR), and all the technical reports that accompany that effort, to be prepared and certified.

DISCUSSION

A set of maps are included as attachments to this memorandum to be used as discussion motivators. Review and consideration of these maps by Planning Commissioners will guide staff's approach to this Sites Inventory Analysis process. Discussion of the following attached maps during the January 25, 2022 Planning Commission study session will be focused on discovering shared goals as criteria guidance for next steps with site selection, and overall strategy.

MAP 1: INTERESTED PROPERTY OWNERS FOR HOUSING ELEMENT SITES

Staff has collected information over time from property owners who have expressed an interest in possibly contributing additional housing towards the overall number of housing units needed in the community. Property owner interest is an important consideration that is new to the Sites Inventory analysis for the Cycle 6 update.

State review of a proposed housing update now includes deep analysis for sites included on the Sites Inventory. Being able to report that an owner has expressed interest in developing new housing within this next eight-year cycle may make a significant impact in the defensibility of the proposed Housing Element update. This is particularly true if potential housing sites have either been counted in prior cycles or if sites are outside the parameters of the generalized range of site sizes, that is between half an acre and ten acres. The state recognizes that affordable housing developments are more difficult to construct than market-rate projects, and therefore, less likely on sites that are larger or smaller than this generalized range of site sizes.

If a property owner is interested in being added to this Property Owner Interest list and map, they can fill out a form linked here: <https://forms.gle/F7td3SE9bXLjyAPW9>. Also available by visiting the project website at www.engagecupertino.org.

MAP 2: QUALIFYING PROPERTIES BASED UPON LOT SIZE

Staff has created a GIS map expressing the number and distribution of properties that meet the generalized size qualification, between 0.5 acre – 10 acres; and further, that these sites are located in non-geohazard zones. Property owners of these sites have recently been sent a letter that invites them to consider whether they might like to express an interest in becoming a potential Housing Element site by filling out the form mentioned above, and again linked here: <https://forms.gle/F7td3SE9bXLjyAPW9>.

MAP 3: POTENTIAL HOUSING OPPORTUNITY SITES

Staff has compiled a list and map of sites that have been entitled for future housing units, used as Opportunity Sites in prior Housing Element Cycles, or where there is enough evidence of a combination of owner interest and present regulatory conditions for sites to potentially be added to the Sites Inventory. Some of these sites may have the potential for increased density. This may in turn lead to the preparation of outreach maps with development scenario questions related to the specific sites as we move forward with this inventory analysis. A scenario question within the Cupertino Housing Simulator

(Balancing Act public outreach map) enables members of the public to contemplate and comment about different development scenarios, or options, for each unique site displayed on the map.

MAP 4: CORRIDOR IDEA SITES FOR FUTURE HOUSING CONSIDERATION

Opportunities to meet a wide range of community goals exist with this sites' analysis process. Desired aspects for growth within the community can be considered, such as increased neighborhood walkability. When thinking about which sites to add to the inventory, goals focused on specific community desires may lead to options that can leverage and improve beloved existing retail districts. Commercial properties along corridors, with access to existing and future transit opportunities, may be well-positioned for receiving residents and incorporating more people to contribute to a liveliness in those areas. This would also support the City's goals to further reduce of Greenhouse Gas emissions. This map is intended to capture for consideration those sites that may not have had attention with past Housing Element updates and may layer well with the broader Map 2. Inclusion with this map may become a prompt for property owners to join the discussion to become included with sites referenced on Map 1.

MAP 5: CUPERTINO HOUSING SIMULATOR MAPS, TABLES, AND COMMENTS

The Cupertino Housing Simulator welcomes the public to participate in an initial mapping exercise, based on expressing general preferences for where future housing may be located according to commercial and neighborhood areas. Approximately 30 people attended the Cupertino Community Workshop, and seven responses have been submitted from the mapping exercise. Of these seven participants, all but one person described themselves as a Cupertino resident; two were between the ages of 18 – 29, three were between the ages of 30 – 49, and two were over the age of 70. Several site-specific comments were shared from a single participant, and a general strategy was stated by a second participant.

This initial map will remain open to public participation throughout the Housing Element update process. Guidance received from the Planning Commission will be expressed through the design of future mapping exercises for continued opportunities of public involvement in this sites' selection process. Summaries of comments and mapping exercise outputs will continue to be incorporated into future reports to decision-makers.

Following is a link to the Cupertino Housing Simulator:

<https://city-of-cupertino.abalancingact.com/housingsimulator>

PUBLIC ENGAGEMENT OPPORTUNITIES

This is a great time for community-members to become engaged with the process and share their ideas, comments, and concerns. The Housing Element website is available for the community to learn about the Housing Element Update process, find out about upcoming events, and participate in online engagement opportunities, such as surveys, polls, and the Balancing Act mapping tool. The website is available in five languages: Mandarin, Spanish, Vietnamese, Russian, and English. Emails will be sent to all who sign up for Housing updates on the City website, and several social media blasts will direct individuals to visit www.engagecupertino.org/housingelement.

Those who would like to be more engaged with the process are encouraged to apply to become part of the Stakeholder group. Criteria to qualify is broad and inclusive, in order to welcome and incorporate participation from a diversity of community members, particularly those who may have not contributed to policy development in the past. All are encouraged to join this group and create meaningful actions

and proactive changes to promote more inclusive communities. It is anticipated that three to five Stakeholder group meetings will be arranged, with an expectation that members may need to prepare for up to eight (8) hours prior to each meeting discuss the many different aspects of the Housing Element update. The deadline to apply for this position as a Stakeholder is January 31, 2022, and a link to the application form is: <https://forms.gle/DwWGZfqybuj2sgNaA>

ATTACHMENTS:

Study maps:

- Map 1: Interested Property Owners for Housing Element Sites
- Map 2: Qualifying Properties Based Upon Lot Size
- Map 3: Potential Housing Opportunity Sites
- Map 4: Corridor Idea Sites for Future Housing Consideration
- Map 5: Cupertino Housing Simulator Maps, Tables, and Comments