



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: March 4, 2025

Subject

Second reading for Zoning Map Amendment to correct zoning for Priority Housing Site No. 24 in the 6th Cycle Housing Element (Application No.(s): Z-2024-001, EA-2024-001; Applicant: City of Cupertino; APN: 359 13 019; Location: 20865 McClellan Road)

Recommended Action

Conduct the second reading and enact Ordinance No. 25-XXXX: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CUPERTINO CORRECTING THE ZONING OF A PRIORITY HOUSING ELEMENT SITE LOCATED AT 20865 MCCLELLAN ROAD FROM R-3 TO R-3/TH TO ENSURE CONSISTENCY WITH THE GENERAL PLAN AND HOUSING ELEMENT"

Reasons for Recommendation

During a special City Council Meeting held on February 19, 2025, Staff presented text from the City's General Plan, Housing Element and Municipal Code to support correction of the zoning designation of Priority Housing Element Site no. 24. City Council conducted the first reading for Ordinance No. 25-XXXX on a 4-1 vote (No: Wang).

If Council approves these changes today, the proposed ordinance will take effect after thirty (30) days on April 3, 2025.

Sustainability Impact

None.

Fiscal Impact

None.

City Work Program (CWP) Item

Housing Element Update.

CWP Item Description

Update Housing Element and complete rezoning. General Plan updates and EIR by December 2023.

Council Goal

Housing

California Environmental Quality Act (CEQA)

Due to a settlement agreement the City entered into to settle a lawsuit related to the Housing Element, any actions that the City takes to adopt a compliant housing element, including rezoning actions to implement the Housing Element, are exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759 *et seq.* Additionally, since there is no increase to the permitted density on the site with this rezoning action, there are no environmental impacts anticipated pursuant to Government Code section 15061(b)(3).

Prepared by: Piu Ghosh, Planning Manager

Luke Connolly, Assistant Director of Community Development

Reviewed by: Benjamin Fu, Community Development Director

Approved for Submission by: Pamela Wu, City Manager

Attachments:

A – Draft Ordinance No. 24-2254