

# Zoning Map Amendment for Priority Housing Site No. 24 in 6<sup>th</sup> Cycle Housing Element

Planning Commission  
December 10, 2024



CUPERTINO

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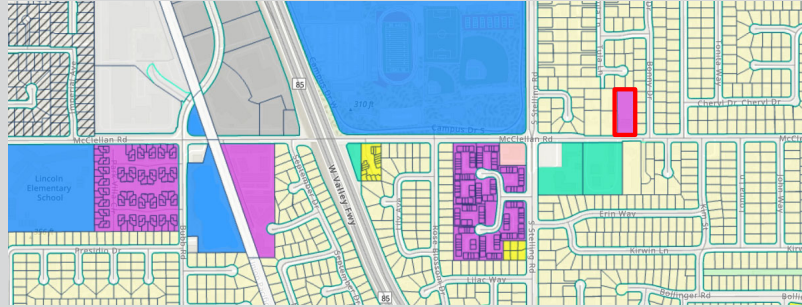
## Background

- 6<sup>th</sup> Cycle Housing Element adopted - May 14, 2024
- Rezoning (reqd. by state law) – July 16, 2024
- HE certified by HCD - September 4, 2024
- 58 Priority Housing Sites mostly along SCB, De Anza, Homestead
- Few sites located in west neighborhoods
  - Per direction from PC and CC in early-mid '22
  - Affirmatively Furthering Fair Housing (state law)

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## Background

- Subject site allows densities between 10 – 20 du/ac



**Land Use Map excerpt**  
Pink sites – 10-20 du/ac

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## Background

- Historically, **P** (planned development) zoning designation used as combining district for flexible standards
- State law now requires **objective standards**
- City established **Townhome (TH)** combining district to satisfy HCD review
- **R3** – multi-family (typically **stacked units**)
- **TH** – combining district to allow townhomes (**typically units with shared walls and no stacking**)

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## Priority Housing Site No. 24

- Oversight/typo for Site no. 24 needs correction
  - **14** residential only Housing Priority sites with **R3** zoning, **all except this one** have **R3/TH** zoning
- Site 24 described in Housing Element Table B4-8:

Site 24 is a 0.99-acre parcel located in the Jollyman Neighborhood, which is predominantly defined by single-family residential homes and located immediately south of the De Anza College campus and east of the Highway 85 corridor. Site 24 currently includes a single-family home built close to the McClellan Road right-of-way with a large rear yard. Neighboring uses include single-family housing. A developer has made contact with the City regarding the development of townhomes on this property since 2021, with continued interest for development in 2023. The site has good access to amenities within 0.25-0.5 miles of the site and has fair access to bus service at De Anza College. The improvement-land value ratio for this site is 0.02 so development is considered feasible.

- Table B4-7 omitted TH designation unintentionally

Site ID	APN	Acres	Existing General Plan Designation	Existing Zoning Designation	Current Maximum Allowed Density	Proposed General Plan Designation	Proposed Zoning	Proposed Minimum Density	Proposed Maximum Density (du/acre)	Maximum Unit Capacity (100%)	Realistic Unit Capacity (95%)	Lower Income Units	Moderate Income Units	Above Moderate Income Units
24	35913019	0.99	Res Low 1-5	R1-10	5	MD - Medium Density	R3	10.01	20	20	19	8	3	8

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## Recommendation

- Change to zoning:
  - Does **NOT** change density (i.e., number of units that can be built on site) allowed by General Plan
  - Ensures zoning is **consistent** with the General Plan and Housing Element text
  - Allows development to proceed as anticipated – with townhomes
- HCD expects City to take any actions necessary to enable expected development identified in Housing Element
- Recommend adopting resolution recommending that City Council amend zoning for Priority Housing Element site no. 24 at 20865 McClellan Rd from R3 to R3/TH

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# PC and CC Meetings on McClellan Rd Housing Element Sites

Compiled by Planning Commission Vice Chair Seema Lindskog  
Dec 10, 2024

## Jan 25, 2022 - PC Meeting

*Present: Chair R Wang, Vice Chair Steven Scharf, Commissioners Sanjiv Kapil, Muni Madhhipatla. Absent: Commissioner Vikram Saxena.*

- All PC Commissioners present ask the staff to identify more sites on the west side of the city. Chair Wang suggests that the city should increase the zoning for the entire west side to 20 du/acre.

## Feb 22, 2022 - PC Meeting

*Present: Chair Steven Scharf, Vice Chair Muni Madhhipatla, Commissioners Sanjiv Kapil, Vikram Saxena, R Wang. Absent: None.*

- At timestamp 1:36:34, Chair Scharf asks the EMC consultant to spread out the sites across the city “so that everyone will have to share a little bit of the pain”.

## Apr 26 2022 - PC Meeting

*Present: Chair Steven Scharf, Commissioners Sanjiv Kapil, Vikram Saxena, R Wang. Absent: Vice Chair Muni Madhhipatla.*

- At timestamp 1:19:01, Commissioners unanimously agree to five sites being proposed on McClellan Rd

**REC**

## Neighborhood Areas 7-8

20860 McClellan Rd  
20865 McClellan Rd  
21050 McClellan Rd  
7540 McClellan  
20920 McClellan Rd

De Anza College  
Pipeline Project  
Pipeline Project

ITEM 3 G ELEMENT UPDATE FOCUSING ON THE ESTABLISHMENT OF A HOUSI

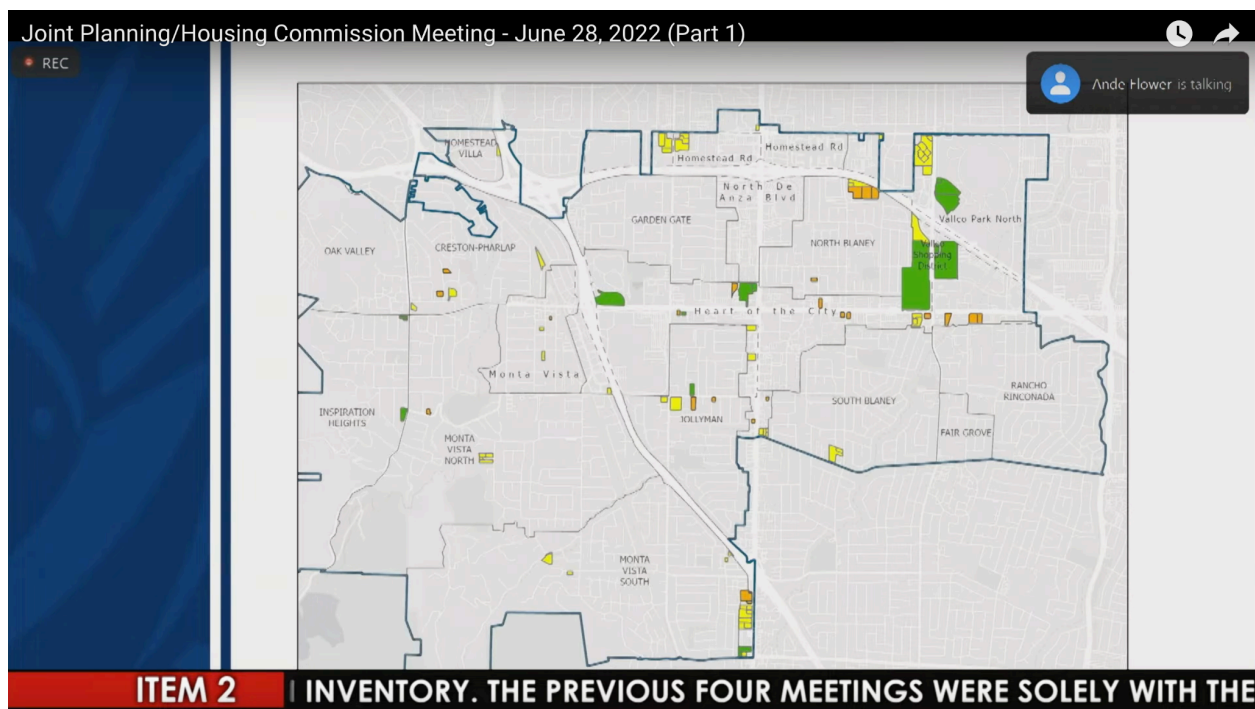
1:19:04 / 3:50:40

## June 28 2022 Part 2 - Joint Meeting of PC and HC

*Present: Kapil, Wang, Madhhipatla, Scharf, Cunningham, Tatachari, Parish*

*Absent: Saxena, Bose, Das*

- Meeting Part 2 - Timestamp 1:07:15 - Discussion of McClellan Corridor sites.
- Staff recommended housing sites show the same 5 sites on McClellan as in previous meetings. 20865 McClellan shown in the staff report as a pipeline project with a projected density of 4 units.
- At timestamp 1:10:57 and again at 1:15:33, Piu mentions that the applicant wants to develop 20865 McClellan with 19-20 homes, 3-story high.
- At timestamp 1:15:55, Chair Scharf says “If we allowed it to be a housing element site, what would the height be?”. Piu responds “they said they could do 3 stories at 30 feet and it would be an attached row type of development”. Chair Scharf replies “Why would we be opposed to that?”.
- At timestamp 1:19:33, Commissioner Ray Wang says “I hope we move P8 back to Tier 1 (add it to the Housing Element as a 20 du/acre development) and I think the two Tier 2 sites should probably be Tier 1 as well (two other sites on McClellan should be part of the HE as well).”
- From timestamp 1:22:35 to timestamp 1:26:40, Vice-Chair Muni Madhhipatla speaks at length about the five proposed sites on McClellan. At 1:23:53, he says regarding 20865 McClellan Rd “If it gets up-zoned to 20 unit rowhomes or whatever, so be it.”
- At timestamp 1:24:51, after receiving confirmation from Piu, Vice-Chair Muni Madhhipatla repeats “Ok row homes, 30 ft high, 20 du/acre, yes, ok, that designation for P8 is fine”



Recommended Sites Inventory

Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
4	5	Homestead Villa										
4a		32602063	10860 Maxine Ave	Res ML 5-10	na	R2-4.25i	na	0.71	10	10	2	5
5	0	Inspiration Heights: There are no sites within this area that are currently recommended										
6	44	Jollyman										
6a	Tier 2	35920030	20860 McClellan Rd	Res Low 1-5	Res Medium 10-20	R1-10	R1-7.5	1.27	4.35	5	0	-
6b		35905133	21050 McClellan Rd	Com/Off/Res	Res Medium 10-20	P	P(R-3)	0.78	15	30	0	23
6c	Tier 2	35919043	7540 McClellan Rd	Low Den (1-5 DU/Ac.)	Res Medium 10-20	R1-6	R1-C	0.33	5	10	1	-
6d		35920028	20920 McClellan Rd	Quasi-Public	Res H 30>	BQ	P(Res)	0.71	0	30	0	21
7	45	Monta Vista North										
7a		35606001	10857 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.73	5	20	1	13
		35606002	10867 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.69	5	20	1	12
		35606003	10877 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.25	5	20	1	4
		35606004	10887 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.87	5	20	1	16
7b	Tier 2	35705010	22381 McClellan Rd	Res Low 1-5	Res Medium 10-21	R1-10	R-1C	0.44	5	5	1	-

The screenshot shows a Microsoft Excel spreadsheet with the following data:

Site Name	Zoning	Density
Westport		0
Canyon Crossing		18
Carriage House (1655 S. De Anza)		34
Marina Food		206
Bateh Brothers		8
	P(Res)	6
		3
The Hamptons Apartment Homes		342
		600
		344
		3,536

**ITEM 2 IT OF A HOUSING SITES SELECTION INVENTORY. THE PREVIC**

**Aug 30 2022 - CC Meeting**

Present: Mayor Darcy Paul, Vice Mayor Liang Chao, and Councilmembers Kitty Moore, Hung Wei, and Jon Robert Willey. Absent: None.

- From timestamp 7:27 to 36:37, the council reviews and approves the four proposed sites on McClellan Rd with the R3 zoning and density of 20 du/acre at 20865 McClellan Rd.

- At timestamp 31:10, Vice Mayor Liang Chao speaking about the property at 20860 McClellan Rd says “P8 is 1.35 acres. I looked it up. If it’s zoned at 20 units/acre, that’s 27 units it can accommodate. The proposal right now is only 6 units.... This developer may like to develop 27 units. How come we are excluding them from this opportunity? It doesn’t make sense.”

**Total = 64 units**

Key Map ID	Tier	Site Address / Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
6a	1	20865 McClellan Rd	5	20	0	20
6b	1	21050 McClellan Rd	15	30	0	23
6c	1	7540 McClellan Rd	5	10	1	-
6d	1	20920 McClellan Rd	0	30	0	21

**6a = 0.25 acres**  
**6b = 0.23 acres**  
**6c = 1.61 acres**  
**6d = 0.43 acres**

**ITEM 2 ITEMS: DISCUSS PRIORITY HOUSING SITES FOR THE 2023-2031 HOUSING ELEMENT UPDATE**

## Community Outreach

The [City Council voted on March 8, 2022](#) to create a Strategic Advisory Committee to provide guidance on plans for public outreach and community engagement strategies for the Housing Element Update. The Committee consisted of Council member Kitty Moore (Chair of the Committee), Vice Mayor Liang Chao, PC Chair Steven Scharf, and HC Chair Tessa Parish.

The Strategic Advisory Committee met for the first time on March 30, 2022, held 6 meetings in total, and met for the last time on Sept 16, 2022.

## Source

The full timeline and recordings of meetings on the Housing Element can be found at <https://engagecupertino.org/calendar>.