



COMMUNITY DEVELOPMENT DEPARTMENT

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CITY COUNCIL STAFF REPORT

Meeting: October 21, 2025

SUBJECT

Second reading of Municipal Code Amendments for consistency with Senate Bill 450 and minor text edits, amending multiple chapters of the Municipal Code. (Application No.: MCA-2024-004; Applicant: City of Cupertino; Location: Citywide)

RECOMMENDED ACTIONS

Conduct the second reading and enact Ordinance No. 25-2277: "An Ordinance of the City Council of the City of Cupertino amending Chapters 14.15 (Landscape), 14.18 (Protected Trees), 18.20 (Parcel Maps), 18.52 (Hillside Subdivisions), 19.08 (Definitions), 19.12 (Administration), 19.16 (Designation and Establishment of Districts), 19.28 (Single Family R1 Zones), 19.36 (Multiple-Family R3 Zones), 19.38 (Multiple-Family R4 Zones), 19.40 (Residential Hillside RHS Zones), 19.44 (Residential Single-Family Cluster R1C Zones), 19.46 (Townhomes TH Combining District), 19.60 (General Commercial CG Zones), 19.100 (Accessory Structures), 19.102 (Glass and Lighting), 19.104 (Signs), 19.124 (Parking), and 19.132 (Sale of Alcoholic Beverages and Gasoline) of the Municipal Code regarding consistency with Senate Bill 450 and minor text edits", which includes a finding to find the actions exempt from CEQA.

REASONS FOR RECOMMENDATION

During its regular meeting held on October 7, 2025¹, the City Council conducted the first reading for Ordinance No. 25-2277. Staff presented details about the proposal to modify standards in various Cupertino Municipal Code Chapters in response to Senate Bill 450. The modifications primarily affected Chapters 19.28 and 19.40 which regulate the design and development requirements for single-family residential zoned properties. Minor edits to other chapters were also included to address textual errors, such as misspellings and improper usage, and to update references.

¹ Staff report and attachments available online at:

<https://cupertino.legistar.com/LegislationDetail.aspx?ID=7688209&GUID=C5312F84-45C8-4B0A-95B8-5A8330FF1A98&Options=&Search=>

At the October 7th meeting, Councilmembers discussed revisions to the standards for front porch requirements, curb cut limitations, and visible garage door restrictions. The Council ultimately voted 4-1, with Vice Mayor Moore voting “no,” to adopt the ordinance with the removal of proposed revisions to Municipal Code Section 19.28.110 (A) (6) and Section 19.28.110 (A) (7) which, in effect, removed proposed requirements for front porches and visible garage doors. The Council’s motion also included a referral to the Planning Commission for further discussion and review of these two sections.

Attachment A provides the draft ordinance with the changes to Sections 19.28.110 (A) (6) and 19.28.110 (A) (7) included. Attachment B provides a redlined version of the ordinance reflecting these changes, reverting Sections 19.28.110 (A) (6) and 19.28.110 (A) (7) to their existing language.

If Council approves these changes today, the proposed ordinance will take effect after thirty (30) days on November 21, 2025.

Prepared by: _Emi Sugiyama, Senior Planner

Reviewed by: Benjamin Fu, Director of Community Development

Floy Andrews, Interim City Attorney

Approved for Submission by: Tina Kapoor, Interim City Manager

Attachments:

A – Draft Ordinance No. 25-2277

B – Draft Ordinance (Redlined)