

CC 05-20-2025

Item No. 18

Modification to previous
approved permit for
Westport

Written Communications

From: [Connie Cunningham](#)
To: [City Clerk](#); [City Council](#)
Subject: 2025-5-20 Special CC Agenda Item 18 Westport Modification
Date: Tuesday, May 20, 2025 12:21:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include this email in the Written Communications

Dear Mayor Chao, Vice-Mayor Moore, and Councilmembers:

Subject: Agenda Item 18 Modification to a previously approved Development Permit and Architectural & Site Approval for the Westport Development

I urge Council to approve Agenda Item 18 Recommended Actions.

Westport is providing market-rate assisted living housing that is very much needed. Not only does it provide new homes for seniors within city limits, it will provide for the City's financial health.

<!--[if !supportLists]-->1. <!--[endif]--> Many Cupertino Seniors live in homes they can sell or rent. Then they would be able to move to an assisted living location in Cupertino. By selling/renting to another person, they are providing a home for a new family and neighbor to Cupertino. This new owner/renter will add to the use of businesses in Cupertino, attend its schools and add to neighborhood vitality. The Seniors will continue to visit businesses and friends. New sales taxes, and/or property taxes are important for the city's finances.

<!--[if !supportLists]-->2. <!--[endif]--> Seniors will be living near their family, friends, doctors, restaurants, De Anza College, the Senior Center and other amenities. This is important to them and to the other residents of the city because it provides interconnectedness among generations.

<!--[if !supportLists]-->3. <!--[endif]--> Transportation: Although I, too, regret the loss of retail in the area, VTA bus service, SV Hopper service, and concierge service provided by the new facility will make it possible for residents to visit amenities a little farther away along Stevens Creek Blvd and De Anza Blvd.

Example of this interconnectedness: My own dear mother, Bonnie, passed away on March 19,

2025 at the age of 96 $\frac{3}{4}$. Prior to her passing, she had a fun and loving experience with an assisted living community in her city. She sold her home that allowed a new family to move into her former neighborhood. That family remained friends with her the rest of her life. She then moved to an assisted living community only a 7-minute drive from her former home. She was able to worship with her beloved church family of 53 years, and made many new friends at the assisted living community. When she passed away, the Celebration of Life included dozens of lifelong friends and new friends.

Make new friends,
but keep the old,
one is silver and
the other gold.

I urge the City Council to approve the recommendation of the Planning Commission to approve the Westport Modification.

Sincerely,

Connie L Cunningham (self only)
Chair, Housing Commission

From: [radler.digiplaces.com](mailto:radler@digiplaces.com)
To: [City Clerk](#)
Subject: Re: PPT slides for May 20 City Council Meeting
Date: Monday, May 19, 2025 4:26:30 PM
Attachments: [Richard Adler 5.20.25.pptx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I had submitted slides for the last City Council meeting, but the meeting was adjourned before it could get to the item (Westport Development).

I do plan to speak tomorrow night and have attached an updated version of my slides.

Thanks,

Richard Adler

Age Friendly Cupertino

From: radler [digiplaces.com](mailto:radler@digiplaces.com) <radler@digiplaces.com>
Sent: Monday, May 5, 2025 4:11 PM
To: cityclerk@cupertino.gov <cityclerk@cupertino.gov>
Subject: Fw: PPT slides for May 6 City Council meeting, Item #13 -- VERSION 2

Attached is **VERSION 2** of my slides for tomorrow's City Council meeting. I have added one more slide.

Please use this version.

Thanks.

From: radler [digiplaces.com](mailto:radler@digiplaces.com)
Sent: Monday, May 5, 2025 10:54 AM
To: cityclerk@cupertino.gov <cityclerk@cupertino.gov>
Subject: PPT slides for May 6 City Council meeting, Item #13

Attached is a Powerpoint presentation (3 slides) that I would like to use with a public comment I plan to make in relation to Item #13 on the City Council meeting agenda for tomorrow night, May 6th (*Modification to a previously approved Development Permit and Architectural & Site Approval for the Westport Development*).

Thank you,

Richard Adler

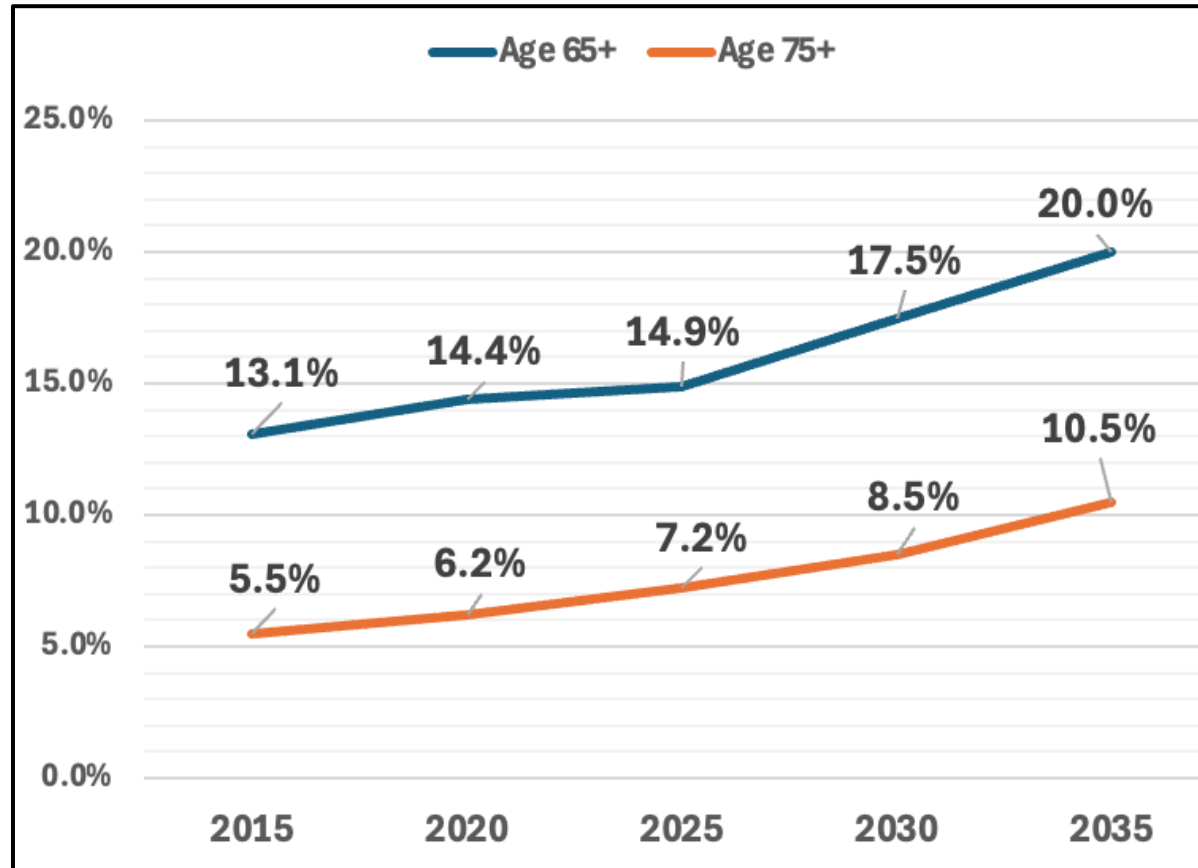
Age Friendly Cupertino

Presentation to Cupertino City Council

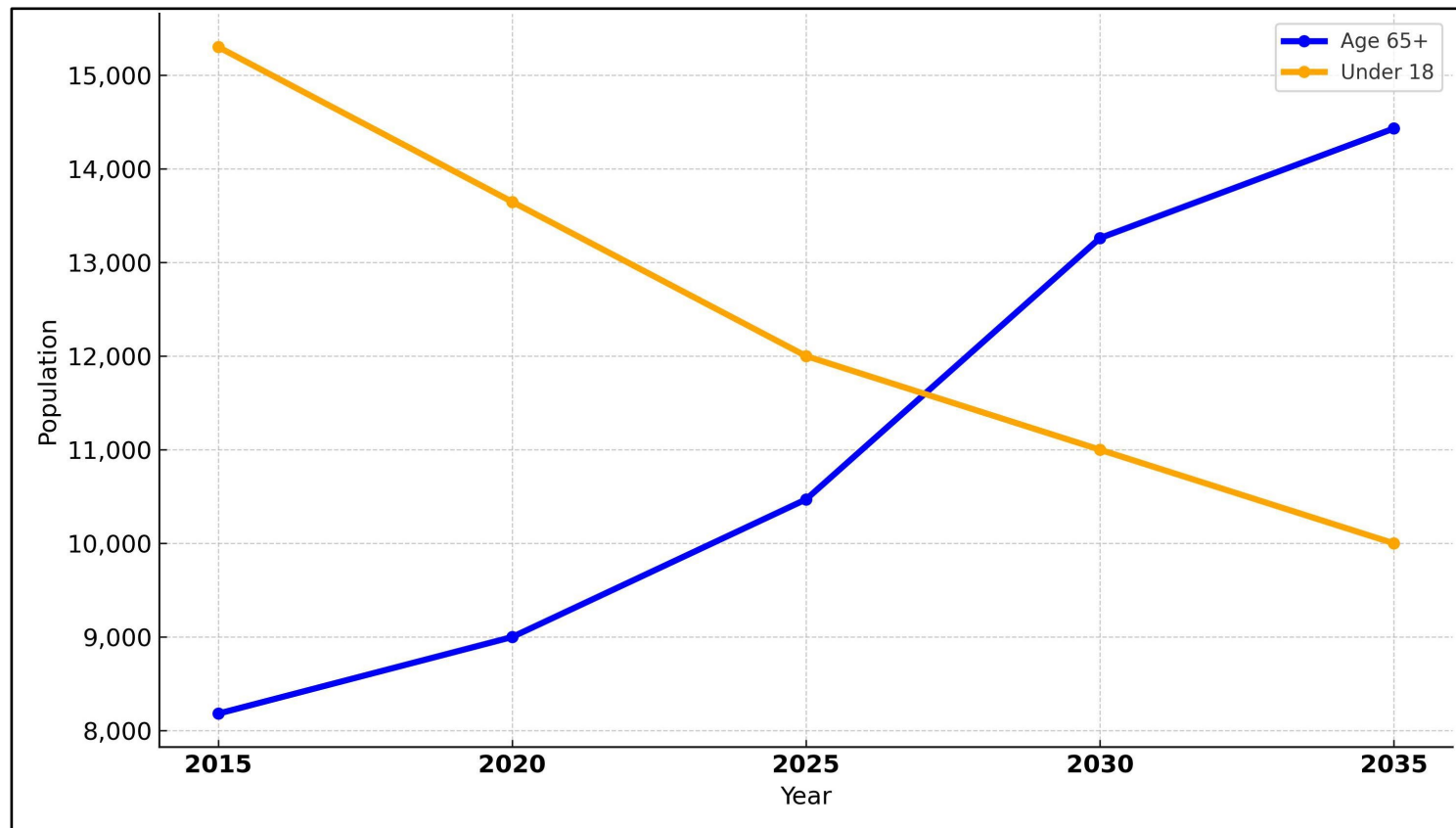
Item #18:
Westport Development Permit Modification

Richard Adler
Age-Friendly Cupertino
May 20, 2025

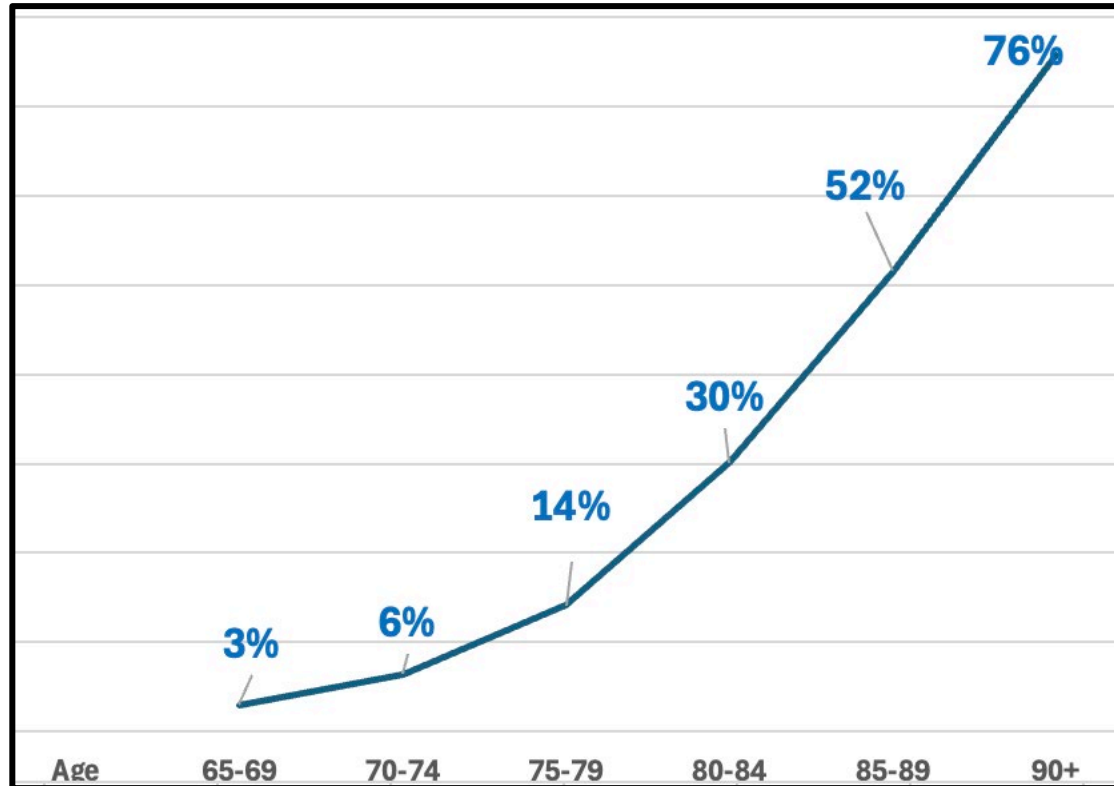
Cupertino's 65+ and 75+ Population 2015-2035



Cupertino Population 65+ vs Under 18 (2015-2035)



Need for Assisted Living by Age



Assisted Living
Units Available

2025:
221

2035:
?

Prevalence of Alzheimer's in Cupertino's 65+ Population

<u>2025</u>	<u>2035</u>
10,470 Cupertino's 65+ population	14,430 Cupertino's 65+ population
10.6% % with Alzheimer's	11% % with Alzheimer's
1,100 65+ residents with Alzheimer's	1,590 65+ residents with Alzheimer's

Memory Care
Units Available:

103

?

Senior Housing Shortage in Cupertino

City Council

May 20, 2025

Jean Bedord *

Age Friendly Task Force



Market for Senior Housing

- Total households in Cupertino: 21,137
- Households with one or more persons 60+: 6,585
 - Households with 2 or more persons 60+ 4,689
 - 1 person households 1,896
 - Households with owner/renter 75 + 2,221
 - Households with owner/renter 60 - 74 3,125
- Housing needs change, particularly after 80
 - Loss of driver's license (10 years before death per Don Weden)
 - Need for assistance with meals, personal grooming, medication management
 - Social isolation for well spouse or widowed spouse
 - Increase in dementia

Census data: suburbanstats.org



Households with owner/renter 65 – 74	1,762
Households with owner/renter 60 – 64	1,363

Senior Housing Availability

- **Extremely limited supply**
 - 800 TOTAL units (Chateau Cupertino, Sunnyview, Forum, Veranda)
 - ZERO Memory units other than CCRCs
 - LACK Multifamily developments for senior living
 - NO new market rate senior independent living for decades
 - NO assisted living other than CCRCs which require buyin
- **Senior Housing in Cupertino**
 - Chateau Cupertino - 170 units rental - independent living with meals
 - Sunnyview Manor - 161 units, CCRC full range independent living to skilled nursing
 - The Forum at Rancho San Antonio - 450 units, CCRC full range
 - Veranda - 19 units, BMR independent living for very low income seniors
 - Westport Senior Apartments - 48 units BMR independent living

