

CC 05-06-2025

Item No. 13

Modification to
Westport
Development

Written Communications

From: radler@digiplaces.com
To: [City Clerk](#)
Subject: Fw: PPT slides for May 6 City Council meeting, Item #13 -- VERSION 2
Date: Monday, May 5, 2025 4:12:43 PM
Attachments: [Richard Adler 5.6.25 v2.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.

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

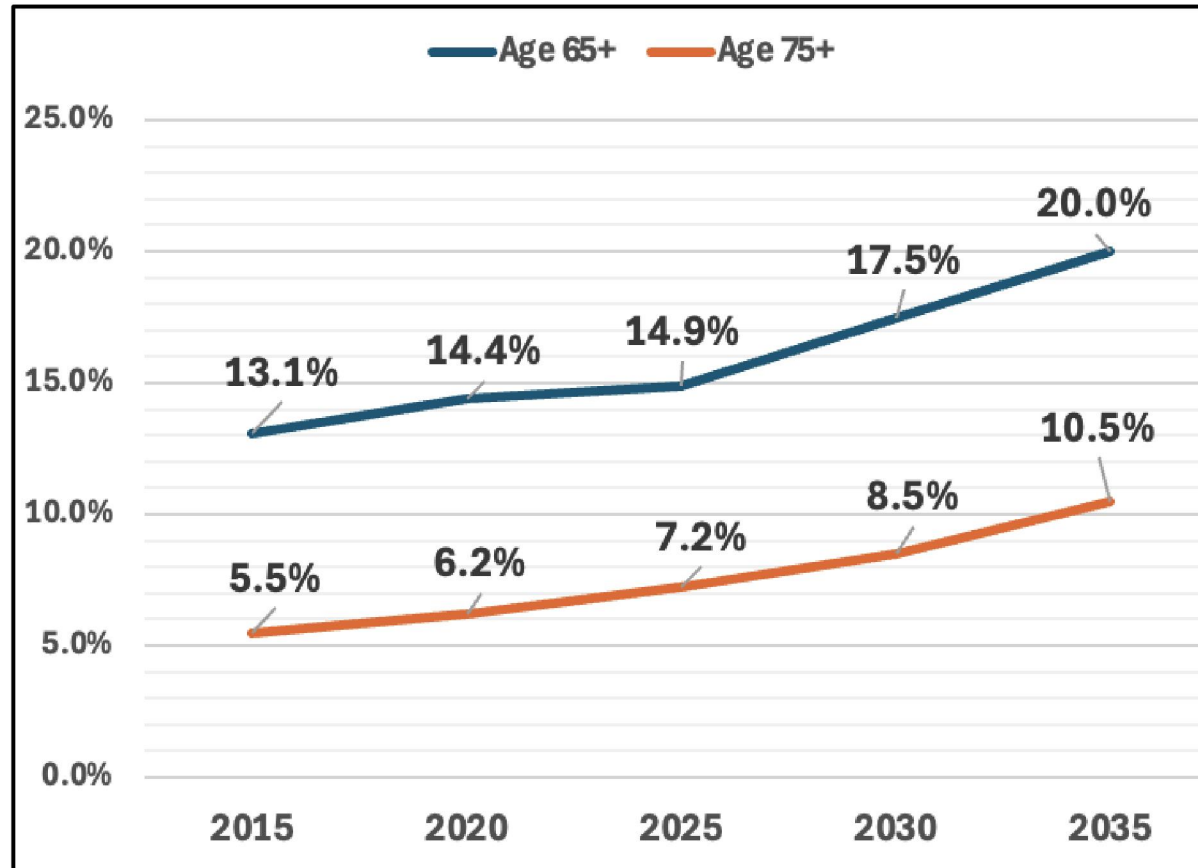
Age Friendly Cupertino

Presentation to Cupertino City Council

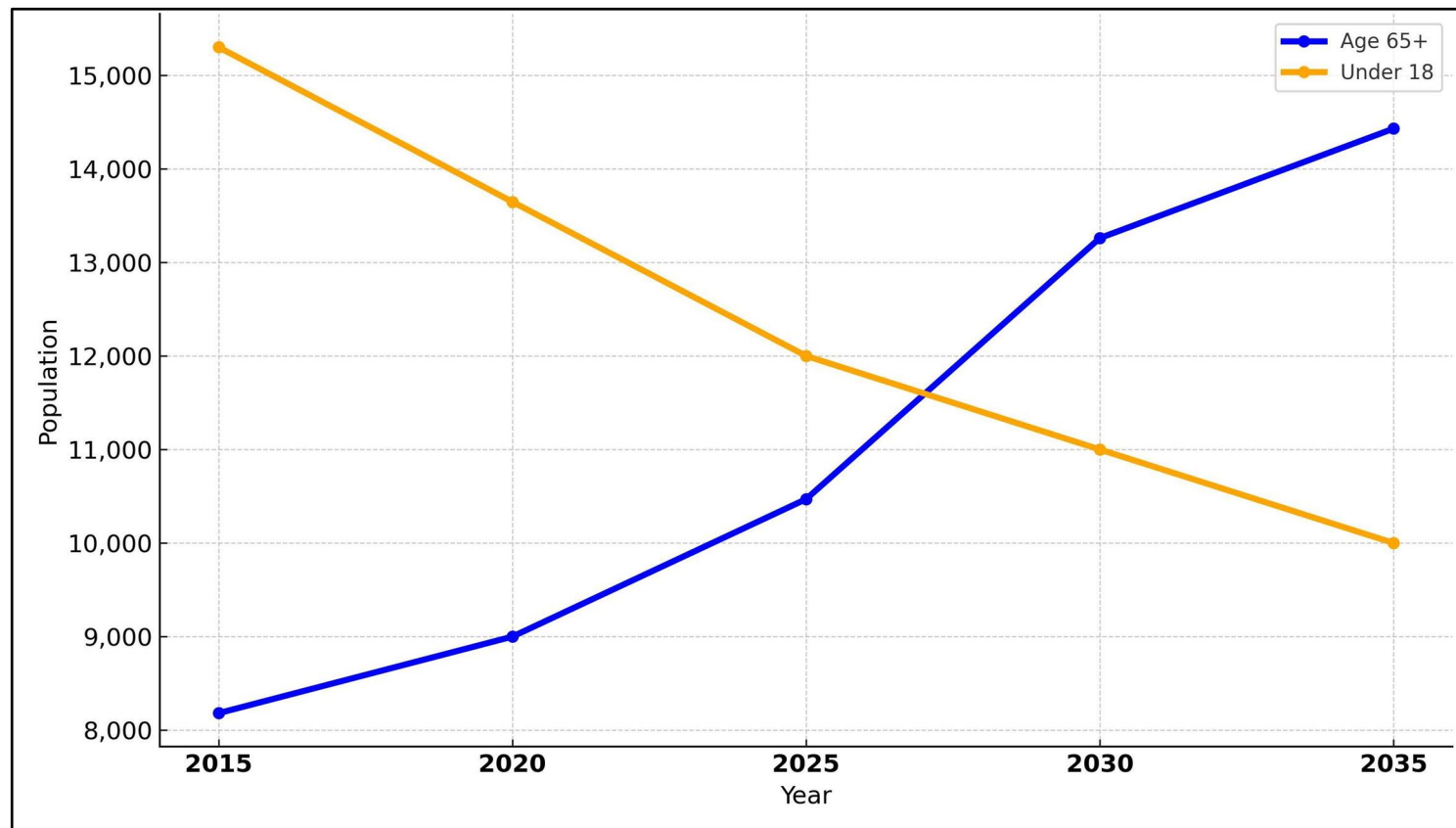
Item #13:
Westport Development Permit Modification

Richard Adler
Age-Friendly Cupertino
May 6, 2025

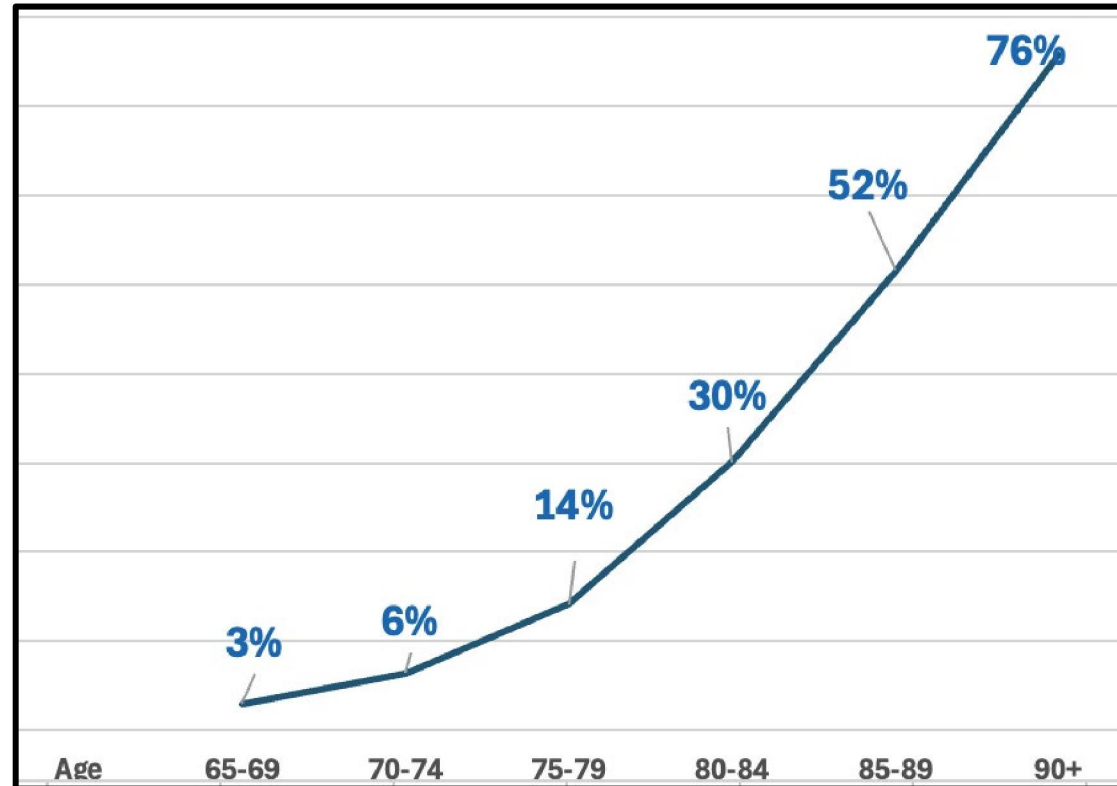
Cupertino's 65+ and 75+ Population 2015-2035



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

?

Data Sources

1. Cupertino's 65+ Population, 2015-2035

2015 City of Cupertino Parks and Recreation Master Plan Demographic Analysis (2016)

2020 Same as above (updated for 2020)

2025 Neilsberg demographic insights

2030-35 Projections:

- Santa Clara County Office of Aging Reports
- State of California Department of Finance population projections
- U.S. Census Bureau trends and regional aging patterns in Silicon Valley

2. Prevalence of Alzheimer's in Cupertino, 2025-2035

Alzheimer's Association: 2024 Alzheimer's Disease Facts and Figures

<https://www.alz.org/media/Documents/alzheimers-facts-and-figures.pdf>

California Department of Public Health – Alzheimer's in California

<https://www.cdph.ca.gov>

U.S. Census Bureau Population Estimates and Projections

Santa Clara County Public Health Department – Aging and Health Reports

<https://publichealth.sccgov.org>

From: [Gian Martire](#)
To: [Tina Kapoor](#); [City Clerk](#)
Cc: [Benjamin Fu](#); [Luke Connolly](#)
Subject: Fw: HAC re Westport
Date: Tuesday, May 6, 2025 7:17:40 AM
Attachments: [HAC Letter re Westport Revised Program 5.5.2025.pdf](#)



Gian Martire

Senior Planner
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From: Corey Smith <corey@housingactioncoalition.org>
Sent: Monday, May 5, 2025 6:36 PM
To: Liang Chao <lcchao@cupertino.org>
Cc: City Council <citycouncil@cupertino.gov>; Gian Martire <GianM@cupertino.org>
Subject: HAC re Westport

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.

Mayor Chao,

On behalf of the Housing Action Coalition, please see our attached letter regarding the Westport project.

Let me know if you have any questions.

Respectfully,
Corey Smith
Executive Director, Housing Action Coalition

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Corey Smith 陈锐 | Pronouns: He/Him
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555 Montgomery Street, Suite 720, San Francisco, CA 94111
Cell: (925) 360-5290 | Office: (415) 300-0967



Email: corey@housingactioncoalition.org | Web: housingactioncoalition.org
Please note the new email and website.

May 5, 2025

Liang Chao
Mayor
City of Cupertino Planning Commission
10300 Torre Avenue
Cupertino, CA 95014-3255
Ichao@cupertino.org

Re: May 6 Hearing on the Westport Cupertino Project

Dear Mayor Chao:

The Housing Action Coalition wishes to reiterate to the City Council its message to the City's Planning Commission in its April 21, 2025 letter, which is that the staff report for the proposed modifications to the Westport Cupertino project incorrectly asserts that the project cannot use AB2097 to reduce its previously approved parking because AB2097 does not allow retroactive application to previously approved projects. Simply put, there is no basis in the text of AB2097 supporting staff's position and the staff report position on AB2097 is inconsistent with the clear intent of law and would be contrary to published guidance from State HCD.

We also wish to express our alarm at watching the course of deliberation at the Planning Commission's April 22 meeting, during which the Planning Commission took numerous votes on recommended conditions of approval that would have plainly violated state housing law (not just AB2097, but also the State Density Bonus Law, and Housing Accountability Act) and otherwise attempted to unduly pressure the project sponsor into agreeing to unlawful conditions of approval, such as increasing the amount of ground floor retail (despite a clear record supporting that the City may not do so under the state density bonus law), further increasing the amount of on-site parking or requiring expensive off-site parking requirements (disallowed by AB2097), and reconfiguring the project's use program (disallowed under both the State Density Bonus Law and Housing Accountability Act).

While certain voices of reason on the Commission rightfully questioned the City's unlawful disregard of AB2097 and the Commission ultimately cabined the scope of its additional recommended conditions of approvals, the ultimate vote nevertheless violated AB2097 by unlawfully recommending approval of the proposed modifications conditioned on sponsor including 20 more parking spaces.

We hope the City Council at its May 6 hearing will reject the unlawful condition regarding additional required parking and otherwise adhere to state housing law by approving the proposed modifications without delay or any additional unlawful conditions.

Sincerely,



Corey Smith, *Executive Director*

CC:

All City Councilmembers
citycouncil@cupertino.gov

Gian Martire
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Cupertino, CA 95014-3255
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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

