

CC 04-01-2026

#3

Housing Development - Linda
Vista Drive

Presentation

Housing Development

10857, 10867, 10877, & 10887 Linda Vista Dr

City Council
April 1, 2026



CUPERTINO

Project Site

Address

10857, 10867, 10877,
and 10887 Linda Vista
Drive

Zoning District

R3/TH
(20.01 to 35 du/acre)

Request

51-unit housing
development and
removal of 35 trees



Project Background

Existing Uses

Four single-family residences

Applications

- SB330 Application submitted on October 9, 2024
- Formal application submitted on December 18, 2024

Housing Element Context

- 2023-2031 Housing Element adopted May 2024
- Priority Housing Sites #25-28
- SB330 application after HE adoption

State Housing Laws

- **Housing Accountability Act (HAA)**

Cannot make project infeasible or reduce density.

- **Housing Crisis Act (“SB 330” or “HCA”)**

Streamlines permit processing and locks-in fees and standards. *Vesting Date: October 9, 2024*

- **Density Bonus Law**

Allows for additional units, waivers, concessions, and reduced parking standards.

- **No Net Loss (SB 166)**

Sites to accommodate RHNA by income level must be available.

Proposal Data

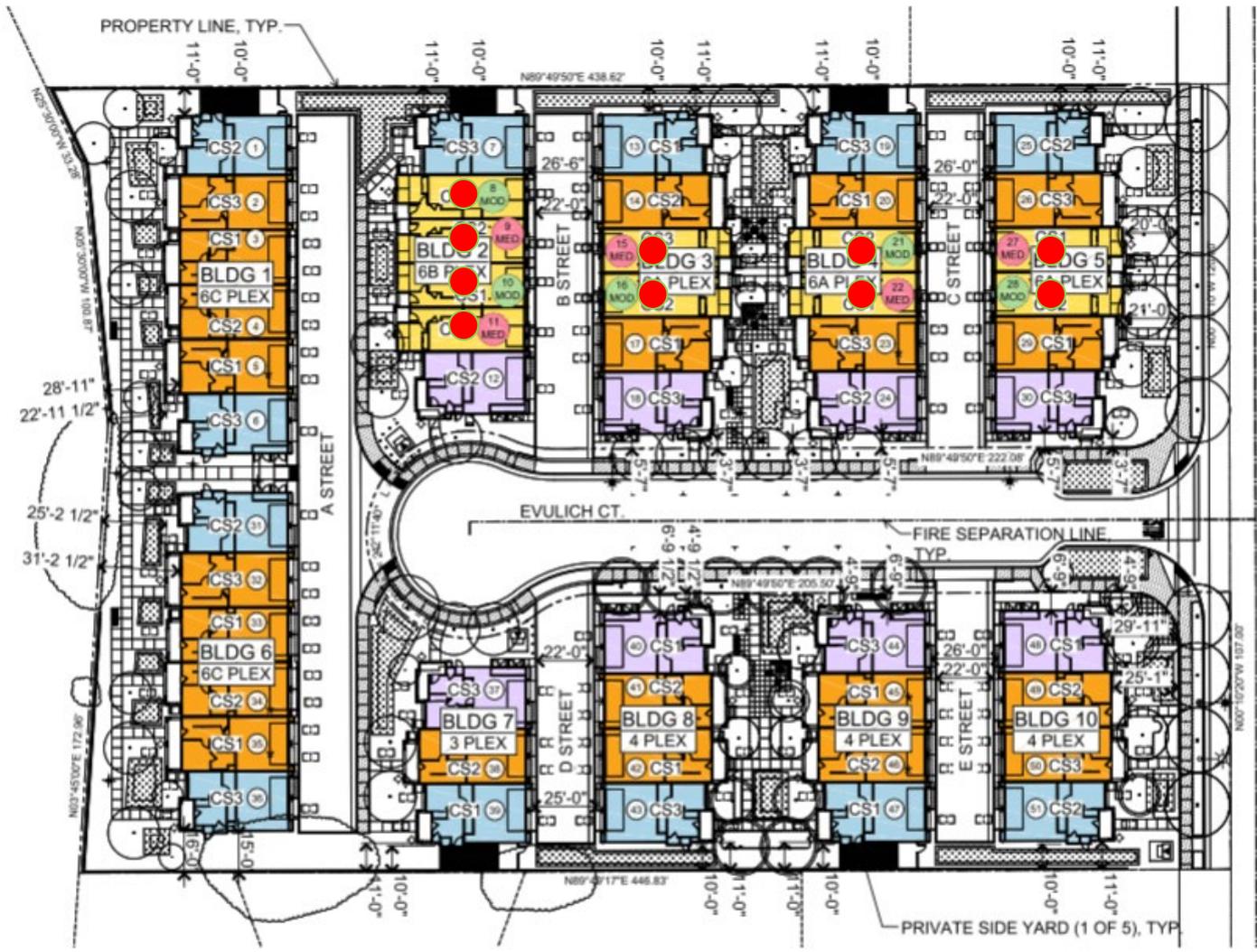
Project Data	Required	Proposed
Minimum Density	20.01 units/acre	20.35 units/acre
Maximum Density	Up to 35 units/acre	
Building Height	30' max.	37' – 40'-7"*
Setbacks		
Front	20'	20'
Interior Sides	6'	10'
Street Sides	12'	3'-7" *
Rear	15'	22'-11"
Private Open Space	60 s.f. / unit no dimension less than 6'	> 60 s.f. / unit *
Parking	1 space per unit (51 spaces)	102 spaces

* *Density Bonus Waiver*

Project Details

- Ten residential buildings
 - 51 units (10 BMR, 41 market rate), 2,356 to 2,779 sq. ft.
 - Three stories
- 50 new onsite trees, inc. replacements for 8 protected trees





LINDA VISTA RD.

Project Consistency Analysis

- Project is consistent with applicable objective standards.
- One Density Bonus concession to waive requirement in the BMR Manual that BMR units be comparable to market rate units in terms of unit type.
- Five Density Bonus waivers:
 1. Side Setbacks
 2. Private Outdoor Space Clearance
 3. 30-Foot Height Limitation
 4. Floor Area Maximum
 5. Minimum Parking Space Size

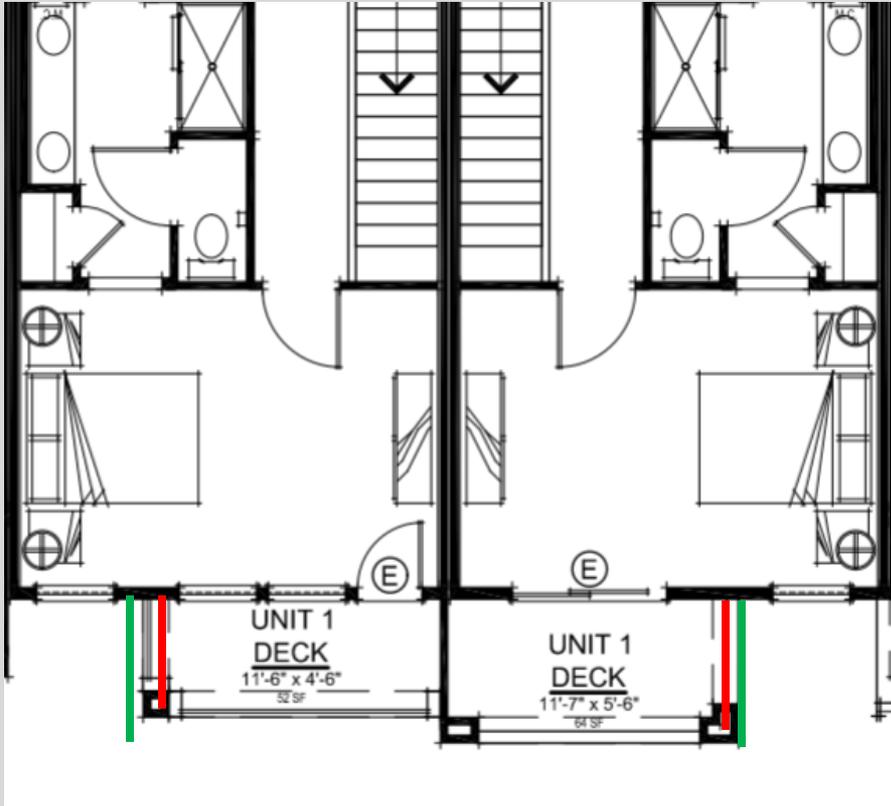
Street Side Setback Waiver



Required 12' Setback

Provided 3'-7" Setback

Private Outdoor Space Clearance



Example of proposed
4'-6" dimension

Required 6' dimension

Example of proposed
5'-5" dimension

Required 6' dimension

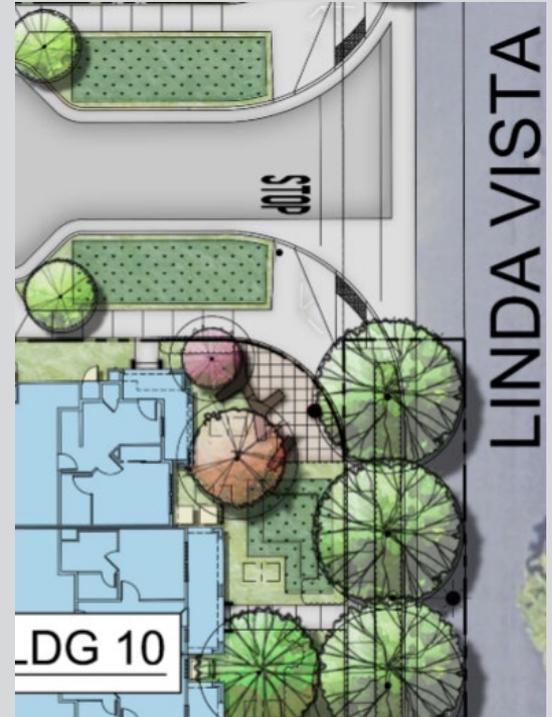
Height, Floor Area, and Stall Size

Project Data	Required	Proposed
Maximum Height*	30'	37' – 40'-7" (All Buildings)
Floor Area Ratio	85% max.	136%
Parking Stall Size	9'-6" x 20' min.	9'-6" x 18-6"

*Measured from natural grade to peak of roof for Planning purposes

Public Art Dedication

- Proposed public art plaza on the south side of Evulich and Linda Vista intersection
- To be reviewed and approved by Arts and Culture Commission after project approval.

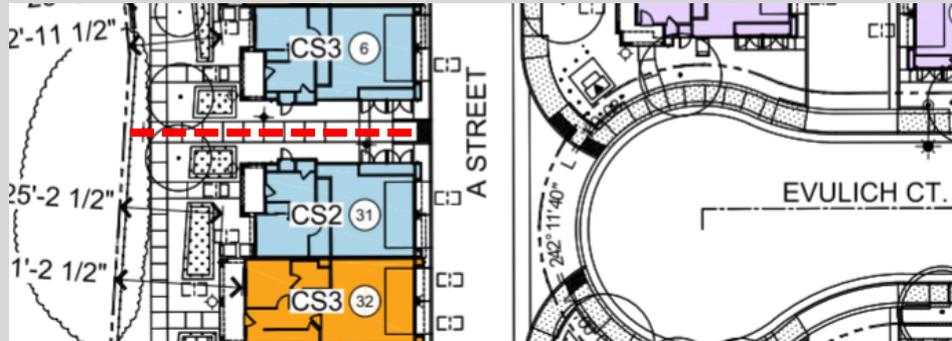


Park Land Dedication

- Staff recommends payment of in-lieu fee.
- Project is conditioned to pay in-lieu fee of \$1,998,000 for the 37 market rate units (credit for 4 existing units).
- Consistent with Quimby Act requirements.

Trail Connection

- Proposal for trail connection between project site and Stevens Creek Trail
- Public pedestrian and bike access
- Aligns with General Plan and transportation policies



- If approved by Council, applicant is seeking a Park Land fee credit, up to \$377,000

BMR Requirements

10 BMR units – 5 moderate and 5 median income

Proposed BMR units are comparable to market rate units in type and size:

	Number of Units	Number of Bedrooms	Average Unit Size
BMR Units	10	4	2,356 square feet
Market-Rate Units	41	4	2,727 square feet

AB 130 Exemption

AB 130 Exemption Memorandum prepared:

- Reviewed environmental reports:
 - Biological Assessment
 - Environmental Site Assessment
 - Transportation Analysis
 - Noise Assessment
 - Air Quality Analysis
- Project qualifies for a statutory exemption under Public Resources Code Section 21080.66.
- AB130 Timelines: Final decision by April 4, 2026

Fire Hazard Designation

Prior to 2024 - Site designated high fire hazard area

May - July 2024 - Housing Element adopted and zoning designation changed

October 2024 – Project's SB 330 preliminary application submitted

February 2025 - Fire maps revised, identifying site in the Very High Fire Hazard Zone

The project has been reviewed under, and meets, current standards for the Very High Fire Hazard Severity Zone

Planning Commission Hearing

February 24th Planning Commission Hearing:

- 3-2 vote to recommend conditional approval
- Unanimous support for development; Majority support for trail connection
- Discussion:
 - Potential traffic concerns
 - Fire safety concerns
 - Project density
 - Setbacks to neighbors
 - Project scale

Noticing and Public Comments

Noticing

- Site Signage
- Legal ad
- Mailed notices (449)
- E-notifications (1315)

Public Comments

Density – Concerns with multi-family development in single family neighborhood

Traffic – Concern of increased traffic and congestion

Fire – Concerns of increased fire risk due to project

Recommended Actions

That the City Council adopt the draft resolutions to:

1. Find the project exempt from CEQA;
2. Make the required findings of No Net Loss; and
3. Approve the following permits based on draft resolutions:
 - a. Tentative Final Map (TM-2024-009);
 - b. Architectural & Site Approval Permit (ASA-2024-015); and
 - c. Tree Removal Permit (TR-2024-044).