

2025 General Plan Annual Progress Report

Date of presentation to City Council – March 17, 2026; Agenda Item “ ___ ”

Date of the last update to the General Plan – May 2024

- *Measures associated with the implementation of the General Plan with specific reference to an individual element – In 2025, the following measures were taken to implement the General Plan across various Elements of the General Plan.*
 - Housing Element - The City has been implementing several Housing Element policies which are further described below in the Housing Element APR reporting requirements section and more extensively in Table E of HCD’s Housing Element APR (Exhibit 1).
 - Mobility Element –
 - Design and pre-construction work on the Wolfe Road interchange upgrade continued in 2025. This upgrade was contemplated with the 2014 General Plan update and has been in the works since 2016 with the passage of Measure B (which allows for funding for this upgrade). More information is available online here: <https://www.vta.org/projects/i-280wolfe-road-interchange-improvements-project>.
 - Design development on the Tamien Innu (Tamien trail along I-280) continued through 2025. Final design work and construction work is anticipated to begin in 2026. More details online at: <https://www.cupertino.gov/Your-City/Departments/Public-Works/Transportation-Mobility/Projects/Tamien-Innu>
 - The City has also been actively engaged in preparing the Active Transportation Plan (ATP) for which extensive public outreach has been conducted. This project is expected to be completed in 2026. More information is available at Cupertino.gov/atp.
 - Sustainability Element –
 - Implementation of new software to help manage municipal energy use, with tools for better insight into usage.
 - The City adopted a Reach Code that encourages installation of electric appliances, with approval from the CA Energy Commission and the CA Building Standards Commission.

- Cupertino also met its 100% trash load reduction goal as required by the City's Municipal Regional Permit (Stormwater) through the city's stormwater system to the creeks. This was achieved over 15 years of work primarily through installation (both public and private) of small trash capture devices in storm drain inlets as well as on-land monitoring.
- Health and Safety Element –
 - A comprehensive update to this element underway. Expected to be completed in 2026.
 - The City adopted the new Fire Hazard Severity Zones for Local Responsibility Areas (LRAs) as recommended by the Department of California of Forestry and Fire Protection (CAL Fire) in June 2025.
- Recreation, Parks and Community Services –
 - Design development for the Lawrence Mitty Park continued through 2025. The land for the park was acquired in 2020 from the County of Santa Clara. More information about the Lawrence-Mitty Park may be found online at: Cupertino.gov/lawrencemitty. The Rancho Rinconada neighborhood, annexed in 1999 from the County of Santa Clara, was developed largely while in the county's jurisdiction. The County did not implement requirements for parks at the time of development. However, some of the properties belong to the Rancho Rinconada Recreation District, which funds a community pool and recreation center at the south east corner of the City.
 - In addition to the design development for Lawrence Mitty Park, the City entered into negotiations with the Cupertino Union School District for acquisition of surplus school property adjoining Sedgwick Elementary School (Finch property) located in the eastern side of the City. This approximately 1.5 acre property acquired in 2017 by the school district is being considered for acquisition as parkland in compliance with the City's policies. The Finch property, if acquired successfully, together with Lawrence-Mitty Park, Barnhart-Sterling Park, and the Rancho Rinconada pool and recreation center will add to recreation opportunities in the eastern side of the City.
- *Housing Element APR reporting requirements* – The Housing Element is one of the elements which comprise the General Plan but has separate requirements for annual reporting and submission. With the approval of the City Council, staff will submit the 2025 APR for the General Plan and Housing Element to LCI and HCD to satisfy the City's annual reporting requirements for implementation of each respective document. The Housing Element APR must be completed on forms provided by HCD. Pursuant to Government Code Section 65400, local governments must provide, each

year, an annual report for the previous calendar year to the legislative body (City Council), LCI, and HCD. HCD prepares the form template that cities must submit to comply with these statutory requirements.

In past years, the report focused on building permits issued for new housing units by affordability and a text narrative on how housing policies in the Housing Element were implemented. Since 2018, and every year after that, various state laws have expanded reporting requirements. In addition to data that was historically significantly requested, additional requested data now includes, but is not limited to: address and APN of projects, date application deemed complete, date of entitlement approval, date of issuance of permits, and date of occupancy, tenure of units (ownership or rental), type of units (ADUs, single family attached/detached, 5+ units), Number of affordable units, level of affordability, length of affordability, financing utilized for unit/project, use of density bonus law, including which portions of the density bonus law are being utilized, description of waivers requested, incentives requested, parking reductions, and use of other state law provisions (such as SB35, AB2011, SB423, SB9 etc.), Justification of affordability of unit (inclusionary units or density bonus affordable units etc.).

All required data and progress in implementing existing Housing Element policies and strategies has been reported on the requisite forms and will be submitted to HCD prior to April 1 as required by state law (See Exhibit 1).

The City's progress on meeting its Regional Housing Needs Analysis (RHNA) goals is identified in Table B of Exhibit 1. In the 2025 reporting period, the City issued 46 ADU permits and 34 non-ADU permits for a total of 80 building permits for new units.

The following tables summarize the RHNA Generation by Developers (i.e. Building Permits issued in the 2025 reporting period) (see Table 1) and the Pipeline Entitlements in the City (see Table 2).

TABLE 1: BUILDING PERMITS ISSUED BY INCOME CATEGORY DURING THE 2025 PERIOD

		Extremely Low/ Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (> 120% AMI)	Total Units
Projected Need (RHNA)		1,193	687	755	1,953	4,588
<i>Net New Units Entitled by City (Not Produced) (through 2025)</i>		270	92	26	2,541	2,929
Building Permits Applied for by Developers and Issued by City	2025	17	18	19	57	111
	2024	14	13	13	40	80
	2023 and prior	10	10	29	128	177
Total RHNA Production		41	41	61	225	368
Balance		1,152	646	694	1,728	4,220

TABLE 2: PIPELINE ENTITLEMENTS APPROVED BY INCOME CATEGORY

		Extremely Low/ Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (> 120% AMI)	Total Net New Units
Projected Need (RHNA)		1,193	687	755	1,953	4,588
Total Building Permits Issued		41	41	61	225	368
RHNA balance		1,152	646	694	1,728	4,220
Projects Entitled through 2025 * (No Building Permits yet)	Westport (<i>The Oaks</i>) – <i>BP under review**</i>	-	-	-	136	136
	The Rise (Vallco)***	267	89	-	2,313	2,669
	Toll Brothers	3	3	14	45	65
	Summerhill I	-	-	12	47	59
Total Entitled by City (not expired)		270	92	26	2,541	2,929
RHNA Balance**** (if BPs were applied for and issued for all entitled projects)		882	554	668	0*****	1,291
<p>* <i>The Hamptons project approved with 7 LI, 30 Mod, and 563 Above-Mod units (Total 600 units.). Project entitlement ends in 2026. Not included in pipeline.</i></p> <p>** <i>Westport (The Oaks) has been approved for a slightly higher unit count (13 units more) in early 2025.</i></p> <p>*** <i>The Rise was resubmitted as a modification in Dec. 2025 with the same unit count but with a much lower (20%) affordable component, as allowed under revisions to state law. Table reflects updated numbers.</i></p> <p>**** <i>Even though the City will issue building permits for several hundred units over its RHNA requirement in the above moderate income level, RHNA Balance cannot be less than zero and unit generation in any one income level cannot be applied to other income levels.</i></p> <p>***** <i>Several previously entitled projects have expired – Marina Plaza 2.0, Canyon Crossing and Coach House. Both Canyon Crossing and Coach House have been submitted with higher unit counts with state density bonus law.</i></p>						

In addition to the data collected by HCD, HCD requires an update on the activity conducted in the implementation of the Housing Policies and Strategies in the General Plan. This is reflected in both Attachment 1 and Attachment 2 (Table D). The City continues to support the production of housing, particularly affordable housing, by providing technical support and guidance. It also continues to implement its local Below Market Rate (BMR) Housing Program and the Non-residential BMR program. The City continues to allocate Community Development Block Group (CDBG) funds, Human Service Grant (HSG) funds and BMR Affordable Housing Fund (BMR AHF) funds to eligible and deserving projects and expenses. Furthermore, affordable housing programs and development projects are supplemented with City funding administered by the County of Santa Clara through the HOME Investment Partnerships fund and the Permanent Local Housing Allocation (PLHA) fund.

As identified in the Housing Element, the City is committed to completing several strategies to implement policies as needed to support affordable housing production, to enable preservation of affordable housing units, and to bolster protections of low-income residents. Some key actions of the 2025 year included:

- Executed a Memorandum of Understanding for the West Valley Shelter Feasibility Study

- Committed funding to support two affordable housing projects: the Mary Ave Affordable housing project, which is planned to produce 40 units, with 19 very low-income units, 20 extremely low-income units, and 1 manager unit. Within the affordable unit mix, 19 units will be reserved for individuals with intellectual or developmental disabilities; and the Wolf Rd Educator housing project, which is planned to produce 249 units built across two phases. The first phase will be 101 units of mixed-income housing for school district employees, with approximately 34 low income units and 67 moderate income units. The second phase will be 148 units, with 60 very low-income units, 86 low-income units, and 2 manager units. The Mary Ave project was awarded \$3,000,000 in the BMR AHF fund, \$908,683 in the PLHA fund, and \$174,567.37 in the CDBG fund; and the Wolf Rd project was awarded \$1,083,200 in the BMR AHF fund.
- Adoption of a Below Market Rate Anti-Displacement policy (Resolution 25-051), which amended the BMR Admin Manual, giving highest priority to tenants of expiring BMR rental units reapplying to the program waitlist to be rehoused, and created an expedited application for the process. Furthermore, the BMR Agreement for the Vallco RISE Project, which is expected to produce 356 affordable units, was amended to include a provision that tenants of BMR units with expiring affordability covenants would receive the highest priority for leasing.
- Reviewed local responses to various executive orders related to public camping bans, encampment abatement, and services related to the unhoused through the Housing Commission.
- Made recommendations to City Council to increase local funding to housing programs in light of federal funding uncertainties.
- Explored the possibility of implementing a home sharing program.
- Studied possible tenant protection and anti-displacement strategies through the Housing Commission to recommend to City Council.
- Successfully conducting several Housing Element related outreach initiatives including:
 - The Affordable Housing Developer Forum (development, production)
 - The West Valley Housing Resource Fair (fair housing, tenant protection)
 - Sacred Land, Shared Futures Workshop (faith-based organizations)
 - Several email outreach blasts and updates to the Outreach Master List (commercial property owners, employers, schools/school districts)

In 2026, staff anticipates executing a CDBG loan extension to extend affordability covenants at Greenwood Court (4 units), presenting the findings of the West Valley Shelter Feasibility Study to City Council for endorsement, a public hearing for an

implementation plan for various tenant protection and anti-displacement initiatives for Council's consideration, evaluating impact fees and the Park Land Ordinance (which may be a constraint to housing development particularly for higher density developments anticipated on several Priority Housing Sites), developing objective design standards for multi-family and mixed-use projects, and conducting outreach to various community stakeholders on interest for affordable housing redevelopment.

- *The degree to which the General Plan complies with LCI's General Plan Guidelines, including environmental justice considerations, collaborative planning with military lands and facilities, and consultation with tribal communities.*

The City's General Plan includes all required elements identified in the state law (land use, circulation, housing, conservation, open space, noise, and safety). The City's General Plan includes optional elements for Infrastructure, while the Noise Element is incorporated in the Health and Safety Element of the General Plan. This existing structure of the elements is adequate under state law.

While the Land use, Circulation, Housing, Conservation, and Noise elements, are up to date, the City is in the process of updating the Health and Safety Element, which was required to be completed due to the adoption of the 6th Cycle Housing Element. This project is anticipated to be completed in 2026. While the update to the Health and Safety Element did not anticipate many edits to the Noise Element portion of the Chapter, edits have been proposed to this section of the General Plan as well. The public draft of the Health and Safety Element has recently been made available for review on the project website online at: <https://www.cupertino.gov/Your-City/Departments/Community-Development/Planning/Major-Projects/Health-and-Safety-Element-Update>.

Additionally, SB1425, passed in 2022, requires all cities and counties to update their Open Space Element by January 1, 2026¹. The update must incorporate actionable plans for equitable access to open space, climate resilience, and rewilding opportunities, closely coordinated with land use, safety, and environmental justice (where applicable) elements. However, due to staffing limitations and high volume of development projects on short timelines in state law, this effort has not been undertaken yet. This effort should be included in the City Council's future work program.

- *Priorities for land use decision-making that have been established by the local legislative body (e.g., the passage of moratoria or emergency ordinances).*
There are no priorities for land use decision-making established by the City Council.
- *Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended or otherwise adjusted.*

¹ https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB1425

In December 2025, the City's inventory of Priority Housing Sites in the 6th Cycle Housing Element became insufficient to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) by each income category, as required by Govt. Code Section 65863 (SB166, 2017)². This insufficiency is a violation of Housing Element law. As a result, the City has 180 days from December 16, 2025, to identify additional sites or invoke other strategies allowable by state law to ensure that the Priority Housing Sites list is sufficient to accommodate the City's unmet RHNA by income category. Identification of a scope of work and early work on this action has been initiated. It is anticipated that more information will be presented to the Commission and Council in early 2026.

Issues to consider about this situation have been outlined in an informational memo to Council which is available online here: [Housing Element No Net Loss Requirements](#). It should be noted that while development of townhomes (typically at densities between 17 – 22 du/ac) is lucrative for developers in the City and is at a lower, more acceptable density for the community, these lower densities may continue to contribute and push the City into insufficient capacity by income level for purposes of state law and/or require the City to continue to find new, and potentially more, sites for development as housing through the 6th Cycle (and beyond). Development at densities upwards of 85 or 100 du/ac – similar to the Hanover development being proposed at 19220 and 19300 Stevens Creek Blvd, with 363 units on 2.67 acres – appear to be continuing to move forward. Such higher density development with smaller unit sizes than single family sized townhomes, located along the City's major transportation corridors, will help the City meet the lower income RHNA numbers.

Additionally, it should be noted that state law continues to water down local agencies ability to implement their Below Market Rate (BMR) Program requirements (which they are required to by their Housing Elements) and, essentially, allowing developers to choose to pay out their BMR affordability requirements, or forcing cities to accept lower affordable requirements outlined by state law. These are issues that the City must grapple with when addressing the no-net loss situation.

- *One or more lists of the following, including reference to the specific general plan element or policy, status (i.e., approved/denied, initiated/ongoing/completed, etc.), and a brief comment on how each advanced the implementation of the General Plan during the past year:*
 - *Planning activities initiated – These may include but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans. No new planning activities, as defined in this section, have been initiated in 2025. However, the City's Planning staff worked on several Municipal Code amendments in 2025, which were adopted by Council, related to Accessory Dwelling Units (ADUs) and consistency with SB 450.*

² https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65863.&lawCode=GOV

- *General Plan amendments* – These may include agency-driven as well as applicant-driven amendments. No new General Plan amendments have been initiated or proposed in 2025.
- *Major development applications processed* – No commercial/non-residential projects have been proposed or approved in 2025.

Several housing development projects have been applied for and process in 2025, particularly since adoption of the Housing Element. The following projects have been received and/or are being processed in 2025:

Location and Project Description	Status	Builder’s Remedy/ Density Bonus?
1. 21267 Stevens Creek Boulevard (Westport (former Oaks) – 136 senior assisted living units	<ul style="list-style-type: none"> ▪ Modification of previous entitlement to increase unit count by 13 units ▪ Project approved on May 6, 2025. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Density Bonus waivers and incentives requested.
2. 20770, 20830, 20840, & 20850 Stevens Creek Blvd (Pizza Hut/ Fontana’s/Staples) – 59 townhomes with 12 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on January 29, 2024. ▪ Formal Application filed July 22, 2024. ▪ Project approved in July 2025 	<ul style="list-style-type: none"> ▪ General Plan density compliant at time of SB330 Preliminary Application submittal. ▪ Density Bonus waivers and incentives requested.
3. United Furniture site – 55 townhomes, including 11 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on February 14, 2024. ▪ Formal Application filed July 31, 2024. ▪ Project approved Dec. 16, 2025. 	<ul style="list-style-type: none"> ▪ General Plan density compliant at time of SB330 Preliminary Application submittal. ▪ Density Bonus waivers and incentives requested.
4. Vista Heights (portion of former McDonald Dorsa quarry, APN 356 05 007) – 30 homes, including six affordable units, and a commercial gymnasium	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on February 20, 2024. ▪ Formal Application submitted August 16, 2024. 	<ul style="list-style-type: none"> ▪ Utilizing BR provisions of HAA for standards, including density and land use (commercial use proposed on residential property).
5. Scofield Condos (20739 Scofield Ave) – 20 condos including 4 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on February 21, 2024. ▪ Formal Application submitted on August 19, 2024. 	<ul style="list-style-type: none"> ▪ Utilizing BR provisions of HAA for standards, including density and land use
6. 20807, 20813, 20823, and 20883 Stevens Creek Boulevard (Stevens Creek Office Center/Panera Bread) – 139 units, including 28 affordable units, mix of single family and townhomes	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application filed on April 1, 2024. ▪ Formal Application submitted September 25, 2024. ▪ Project anticipated to be heard in early 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant at time of SB330 Preliminary Application submittal. ▪ Density Bonus waivers and incentives requested.

Location and Project Description	Status	Builder's Remedy/ Density Bonus?
7. 20085 Stevens Creek Blvd (Office buildings) - 55 townhomes, including 11 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on June 27, 2024. ▪ Formal Application submitted on December 19, 2024. ▪ Project anticipated to be heard in early 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant at time of SB330 Preliminary Application submittal. ▪ Partial Priority Housing Site ▪ Density Bonus waivers and incentives requested.
8. 11841 Upland Way - 6 homes, including two affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on July 15, 2024. ▪ Formal Application submitted on January 10, 2025. 	<ul style="list-style-type: none"> ▪ Utilizes BR provisions of HAA for standards, including density.
9. 20865 McClellan Rd – 27 townhomes, including 4 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on October 8, 2024. ▪ Formal Application submitted on October 17, 2024. ▪ Project hearings possibly in 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant. ▪ Priority Housing site. ▪ Density Bonus waivers and incentives requested.
10. Evluch Ct (10857 – 10887 Linda Vista) – 51 townhomes, including 11 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on October 9, 2024 ▪ Formal Application submitted on December 18, 2024. ▪ Project anticipated to be heard in early 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant. ▪ Priority Housing site. ▪ Density Bonus waivers and incentives requested.
11. 20045 & 20065 Stevens Creek Blvd (Office Buildings) – 32 townhomes, including 6 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on February 13, 2025. ▪ Formal Application submitted on March 3, 2025. ▪ Project hearings possibly in 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Density Bonus waivers and incentives requested.
12. Mary Avenue Villas (City Property) – 39 affordable plus one manager unit	<ul style="list-style-type: none"> ▪ Formal Application submitted on April 3, 2025. ▪ Project anticipated to be heard in early 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Priority Housing site. ▪ Density Bonus waivers and incentives requested.
13. 19820 Homestead Rd/Homestead Townhomes (existing SFR) – 12 townhomes, including one affordable unit	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on December 6, 2024. ▪ Formal Application submitted on April 29, 2025. ▪ Project anticipated to be heard in early 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Priority Housing Site ▪ Density Bonus waivers and incentives requested.
14. Wolfe Road Teacher Housing/Eden Housing (parking lot) – 250 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on June 26, 2025. ▪ Formal Application submitted on June 26, 2025. ▪ Project anticipated to be heard in early 2026. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Priority Housing Site ▪ Density Bonus waivers and incentives requested.

Location and Project Description	Status	Builder's Remedy/ Density Bonus?
15. 1655 S. De Anza Blvd Townhomes/Dividend Homes IV (Coach House) – 35 townhomes, including 5 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on September 12, 2025. ▪ Formal Application submitted on September 29, 2025. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Density Bonus waivers and incentives requested.
16. Canyon Crossing (Foothill Market) – 8 SFR, 6 townhomes, 15 condos, including 5 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on June 26, 2025. ▪ Formal Application submitted on October 15, 2025. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Density Bonus waivers and incentives requested.
17. Summerhill II (10268 Bandlely Dr) – 27 townhomes, including 5 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on January 24, 2025. ▪ Formal Application submitted on November 3, 2025. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Density Bonus waivers and incentives requested.
18. Dollinger Properties (1601 S. De Anza Blvd) -104 townhomes, including 11 affordable units	<ul style="list-style-type: none"> ▪ SB330 Preliminary Application submitted on June 24, 2025. ▪ Formal Application submitted on December 11, 2025. 	<ul style="list-style-type: none"> ▪ General Plan density compliant ▪ Density Bonus waivers and incentives requested.
19. The Rise (Vallco Town Center) – 2,669 units, including 356 affordable units, 226ksf retail and ~1.5mn sf office	<ul style="list-style-type: none"> ▪ Modification submitted December 1, 2025 ▪ Review and decision by February 27, 2026 	<ul style="list-style-type: none"> ▪ General Plan density as of 2018 compliant ▪ Density Bonus waivers and incentives requested ▪ Continues to utilize SB35 (and SB423) provisions of state law

In all, the City has entitled 127 net new residential units in 2025, not including the 136 senior assisted living units previously approved at Westport, which was the subject of their modification application.

The City has been reviewing projects which could generate ~3,500 residential units (including the previously approved Rise project, which is in the process of being modified by the applicant). These units account for a 16.67% increase in the total unit count in the City. Excluding the Rise, the remaining various proposals that could add 828 new residential units.

Additional Content: LCI's memo about General Plan reporting includes additional suggestions to make the APR a more comprehensive tool for illustrating planning and development activities within the jurisdiction. While not all jurisdictions, including Cupertino, do not have the resources to address them annually, they are mentioned as examples of how some jurisdictions have effectively incorporated other types of information into their APRs. Cities and counties may incorporate this information into their APRs, where available and as deemed appropriate. Where information was available, it has been provided below.

- *Review of interagency or intergovernmental coordination efforts and identify areas for improvement. This may include participation in a regional blueprint or partnerships with State or Federal programs.* Cupertino's General Plan includes several policies related to participation in regional planning efforts. To this end, Cupertino routinely coordinates with regional agencies on Planning, Transportation, Water Conservation, Stormwater Pollution, and other efforts. This includes participation in the Santa Clara County Planning Collaborative – a regional planning collaboration, with particular emphasis on Housing Element implementation and finding ways to leverage technical expertise and funds at a regional level to further shared housing policies. Housing Division staff also collaborate in a regional effort to specifically address housing related issues in a regional housing group, which is coordinated by Santa Clara County staff. The City staff in Planning and Transportation participates and collaborates with the Valley Transportation Authority (VTA) on working groups where technical expertise in land use and transportation is shared to inform any regional initiatives to leverage costs and region-wide improvements, including as it relates to any Greenhouse Gas emission reduction programs, Vehicles Miles Traveled modeling and related issues. Staff in the Environmental Services Division participates in regional efforts the Santa Clara Valley Water has related to drought tolerance, water conservation and stormwater pollution.
- *Review of the implementation of mitigation measures from the General Plan Final Environmental Impact Report or Negative Declaration.* All mitigation measures that were identified in the 2014 General Plan EIR and the Environmental Assessment prepared for the 6th Cycle Housing Element Update are added as conditions of approval of project review and implemented during Building permit review. These include conditions related to Air Pollution, Cultural Resources, Noise and Biological Resources.
- *Review of equity planning considerations of the General Plan, such as impacts on ethnic or socioeconomic population groups (i.e., environmental justice issues).* While there are equity related Housing Element policies, which the City is implementing, there are no AB1000 related environmental justice issues/census tracts identified in Cupertino.
- *Efforts to promote infill development, reuse, and redevelopment particularly in underserved areas while preserving cultural and historic resources.* All areas of Cupertino are identified to be in Very High or High Resource areas. As a result, this is not applicable to the City.
- *Efforts to protect environmental and agricultural resources and other natural resources.* The City has adequate zoning in place to protect existing open spaces and few remaining agricultural resources within the City.
- *Efforts to encourage efficient development patterns.* Cupertino does not have green fields available for development. The City continues to promote infill development by identifying the bulk of its Priority Housing Sites along transportation corridors that

are occupied by underperforming non-residential uses. The City approved three residential developments in 2025, including a modification to a previously approved project at the former Oaks Shopping Center (Westport) which included an increase in the number of housing units being provided. Overall, the City has reduced non-residential uses by over 100,000 square feet with these three projects. In addition, the City Council and Planning Commission identified a few large sites within neighborhoods that were either vacant or occupied one single family home. Four of these sites already have interest and have projects proposed or anticipated on them – these include the sites at Evulich Court (anticipated hearings in February and March 2026), and McClellan Road (possible Fall 2026 hearings).

- *Identify and monitor customer service improvements and methods to encourage public involvement in planning activities.* In addition to the review of Planning and building permits, which involved its own meetings and outreach and phone inquiries from members of the public, Planning staff has responded to over 1,600 public counter inquiries in person, over 175 virtual appointment inquiries, 2,700 phone inquiries and over 2,000 discrete email inquiries from members of the public. Staff continues to work toward responding efficiently and promptly to all public inquiries, while ensuring that state mandated deadlines are met on housing development projects increasing. State mandates on timelines related to housing projects continues to place pressure on staff to review and respond to projects in a timely manner, particularly with the introduction of new California Environmental Quality Act (CEQA) exemptions with broad applicability over infill projects, which have very tight deadlines related to tribal consultations, project review and hearing schedules. The City has a Work Program item related to notification for projects, which it will attempt to complete within the next fiscal year.