



To: City Council

From: Ande Flower, Principal Planner; Kylie Pope, Associate Planner, EMC Planning Group

Date: August 29, 2022

Re: Sites Inventory Analysis Review- Public Comments

SUMMARY

This memorandum describes public comments submitted to the website survey tool for individual recommended sites and comments submitted to the Housing Simulator (Balancing Act).

ACTION REQUEST

Consider using this memo and attachment as a guide for reviewing sites to include with the Sites Inventory for the 6th Cycle Housing Element update.

BACKGROUND

The sites inventory analysis is the first step in the Housing Element update process because it will help us understand what kind of environmental review may be necessary. The numbering system is now alphabetized to comply with the Planning Commission's request to review sites from east to west across the city.

DISCUSSION

The attached list of comments is summarized with a two-page cover sheet in the order that the sites will be discussed during the Monday, August 31 Council meeting. A support quotient was used to analyze the more than 1,000 unique comments shared by the public. The conservative formula for the support quotient was found by dividing the number of comments that were self-proclaimed as positive support ("Happy" that this site is included) by the total number of comments received. The total number of comments includes neutral proclamations and undetermined additional comments that were submitted through the Balancing Act mapping housing simulator. There was not an option to declare a preferential response to site inclusion within the mapping tool. Three priorities for Council consideration were discovered through the process of tabulating public comments:

- Priority 1: Sites that received less than 40% favorable response.
- Priority 2: Sites that received between 40% and 50% favorability.
- Priority 3: Tier 2 sites with favorability levels between 46% and 86%.

Table 1: Priority 1 List of Sites with Lower Favorability Scores

					Public Comments						
					Website			BA			
Map ID	Tier	Owner	Name of Area	# of units	Happy	Neutral	Unhappy	Additional	Total	Support Quotient	
A-26a	1	Yes	North Vallco Park	323	6	1	9	3	19	32%	
D-11a	1	Yes	South Blaney	65	29	5	47	6	87	33%	
K-6c	1	Yes	Jollyman	0	7	1	7	3	18	39%	
K-6d	1	Yes		21	6	0	7	3	16	38%	
M-7a	1	Yes	Monta Vista North	73	22	5	89	3	119	18%	
N-13a	1	Yes	Bubb Road	23	11	4	12	4	31	35%	
			Total:	505					290	33%	Average

The lower favorability coincided with volume of submitted comments. This was particularly true for sites D11a (10787 & 10891 S Blaney Ave) and M7a (multiple sites at Linda Vista Dr, AKA the Evulich site). Planning for a deeper discussion about these potential housing sites, the number of units and density possible, and potential trade-offs that would be necessary if these sites were to be removed from the list would likely benefit the public interest.

Table 2: Priority 1 List of Sites with Less than 50% Favorability Scores

					Public Comments						
					Website			BA			
Map ID	Tier	Owner	Name of Area	# of units	Happy	Neutral	Unhappy	Additional	Total	Support Quotient	
B-24a	1	Yes	Vallco Shopping District	257	19	3	19	1	42	45%	
E-18c	2	Yes	Heart of the City (East)	134	6	1	4	2	13	46%	
I-14a	1	Yes	Heart of the City (West) (was 3a)	22	11	4	8	3	26	42%	
L-8a	2		Monta Vista South	8	10	3	10	2	25	40%	
			Total:	421					106	43%	Average

It is important to consider including Tier 2 sites with the CEQA analysis to continue to enable flexibility of site selection through the drafting of the final Housing Element update. There are also opportunities to add these units if some of the Tier 1 sites are subtracted or diminished from the total housing unit number.

Table 3: Priority 3 List of Tier 2 Sites

					Public Comments						
					Website			BA			
Map ID	Tier	Owner	Name of Area	# of units	Happy	Neutral	Unhappy	Additional	Total	Support Quotient	
E-18c	2	Yes	Heart of the City (East)	134	6	1	4	2	13	46%	
E-18d	2	Yes	Total = 194 possible	60	6	0	3	2	11	55%	
F-16a	2		Heart of the City (Central) Total = 79 units possible	23	5	1	3	1	10	50%	
F-16b	2	Yes		24	8	0	2	1	11	73%	
F-16c	2	Yes		32	8	1	1	1	11	73%	
G-15a	2	Yes	Heart of the City (Crossroads) Total = 474 units possible	55	14	2	1	3	20	70%	
G-15b	2	Yes		16	13	0	1	3	17	76%	
G-15c	2			25	9	1	0	4	14	64%	
G-15d	2			314	8	0	2	3	13	62%	
G-15e	2			24	7	1	0	3	11	64%	
G-15f	2			28	6	0	1		7	86%	
G-15g	2			14	7	0	1	3	11	64%	
J-23c	2	Yes	South De Anza Total = 86 units possible	8	8	2	0	3	13	62%	
J-23e	2			9	7	2	0	4	13	54%	
J-23f	2			69	8	1	0	4	13	62%	
L-8d	2		Monta Vista South	1	8	1	1	2	12	67%	
M-7b	2		Monta Vista North	1	15	3	10	2	30	50%	
				834					230	58%	Average

PROPERTY OWNER INTEREST

Property owner interest is a new consideration for HCD's analysis of the final site selection. Understanding this new aspect of the process, we invited property owners of sites that are not located in geohazard zones that also meet HCD's generalized property size qualification, between 0.5 acre – 10 acres, to consider whether they have an interest in becoming a potential Housing Element site. Letters were sent out to all such property owners. This form has also been available to the public, announced at Public Meetings and on the Engage Cupertino Housing website: <https://forms.gle/F7td3SE9bXLjyAPW9>. Opportunities exist for those with properties that are smaller than the generalized size, particularly if there is a willingness for consolidation among neighboring properties. To date, we have received 59 owner-interest forms, and this information has been integrated with the revised Sites Inventory List.

More than one-third of all Tier 1 and Tier 2 sites include property owner interest. Of these, we've received Property Owner Interest submittals for 22% of Tier 1 sites, and for 40% of all Tier 2 sites. This information has been included with the tables provided in the attached Cover Sheet for the public comments.

ATTACHMENTS:

Attachment A: Cover Sheet and Full List of All Public Comments Received for this Sites Inventory Review