

CC 3-17-2026

#1 -Study Session

Housing Development
at 10333 N. Wolfe Rd.

Presentation

City Council Study Session

Mixed-income Educator Workforce Housing

at 10333 N Wolfe Road

March 17, 2026

Presentation by County of Santa Clara
Office of Supportive Housing,
Eden Housing, Engage FORA, and
Architects FORA



Project Team Introduction



County of Santa Clara

Project Sponsor
Future Land Owner



Eden Housing

Project Developer
Long-Term Building Owner
Property Manager
Resident Services Provider



Engage FORA

Community Engagement
Team



Architects FORA

Architectural Design
Team

Prioritizing Housing in a High-Resource Area

- **City rezoned the site to R4** (50-65 DU/acre) and designated the site as a **Priority Housing Site** eligible for by-right approval in Housing Element 2023-2031 Update
- **Project proposes 251 units**, just above the density minimum across the 5-acre site satisfying the Housing Element goals and contributing to the City's RHNA needs



Project Goals



**Portion of Housing
for Educators /
Remainder to be
Affordable Housing**



**Range of
Apartment Sizes
and Variety of
Types**



**Satisfy Density
Requirement of
250-300 Total Units**



**Mixed-income
Housing**



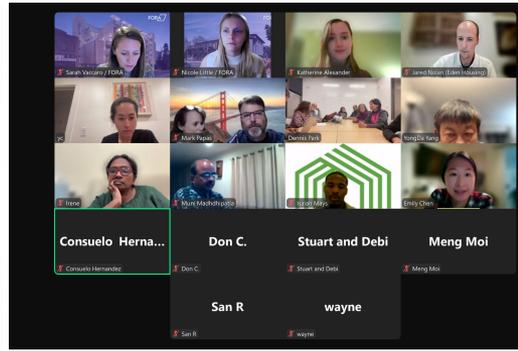
EDEN HOUSING

Eden creates and sustains high-quality affordable housing in partnership with local communities.



Summary of Community Events

2024 City Council Update	2024 Events	2025 Events
<p>On March 25, 2024, County staff provided a housing development update to the City of Cupertino to introduce the Eden team and the project timeline.</p>	<ol style="list-style-type: none"> 1. 30+ stakeholder interviews 2. Pop-up table at Earth Day Festival (4/20) 3. Educators and School Staff Listening Workshop (4/25) 4. Community-wide Listening Workshop at LP Collins (6/3) 5. Educator Co-Creation Focus Group (9/11) 6. Community-wide Virtual Co-Creation Workshop (9/19) 7. Pop-up table at N Portal Block Party (10/6) 8. Virtual Listening Meeting with Portal neighbors (11/12) 9. Community-wide Listening Workshop at LP Collins (11/20) 	<ol style="list-style-type: none"> 1. Community-wide Co-Creation Workshop (2/12) 2. Councilmember Progress Updates (April) 3. Cupertino Rotary Club (7/16) 4. Cupertino for All/Catalyze SV (9/10)





Engagement Statistics

30+

Interviewees

Including local Cupertino community leaders, Portal Block Leaders & West Valley School District Leadership

10

Pop-ups + Workshops

From neighbor meetings to formal workshops to tabling at local events

~400

participants

Sum of attendance of public events including neighbors, broader Cupertino community, and local educators

1100+

Invitations

Personalized mailers and/or flyers sent out on multiple occasions to project neighbors and community organizations

1900+

Website Views

With an average view time of 3 ½ minutes.

260+

People on email list

Community members who have signed up for our project interest mailing list

Phase 1: Educator + School District Employee Housing

Unit Count: 94 Homes

Mix of Two-Story Townhomes and Walk-up Flats

Parking Count: 95 Spaces
Ratio: 1.01 Spaces Per 1 Unit

100% Income-Restricted with mix of Low-Income and Moderate-Income units
City BMR Units: 0

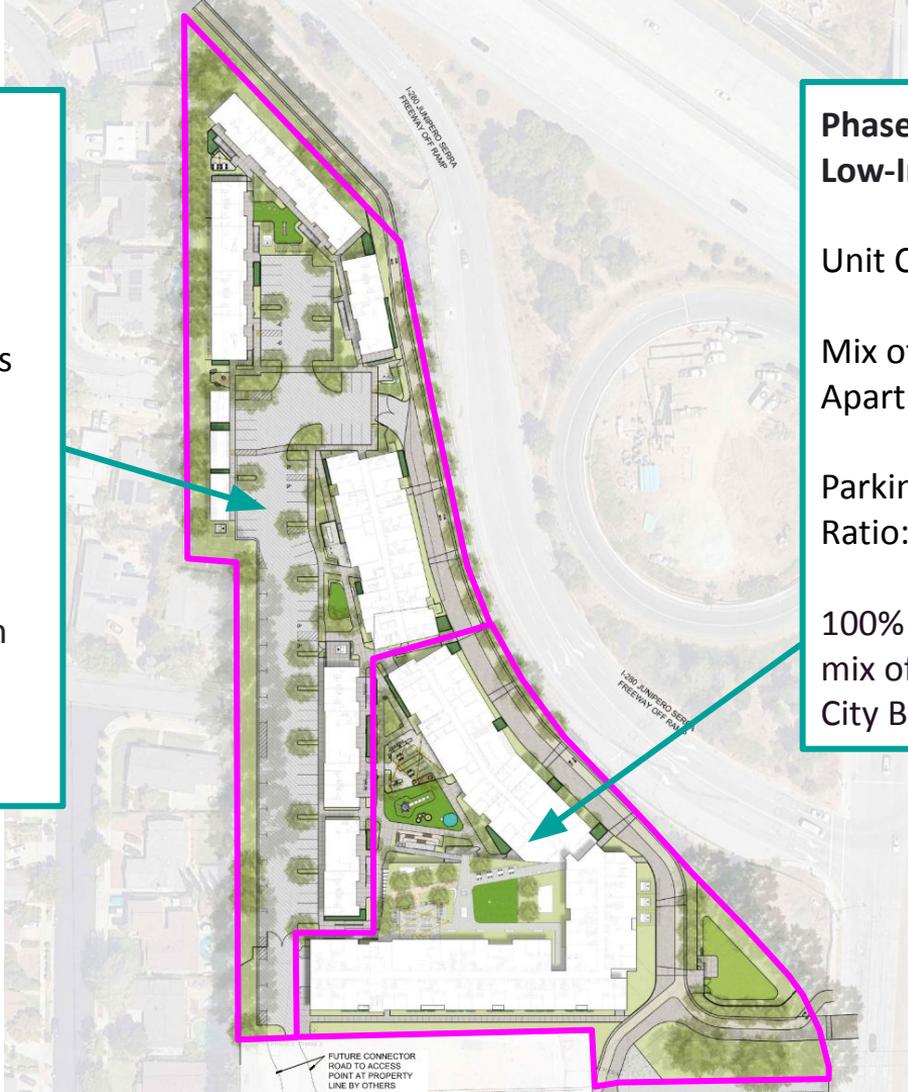
Phase 2: Affordable Housing for Low-Income Families

Unit Count: 157 Homes

Mix of 3BD, 2BD, 1BD and Studio Apartments

Parking Count: 145 Spaces
Ratio: 0.93 Spaces Per 1 Unit

100% Affordable Housing with mix of ELI, VLI and LI units
City BMR Units: 51



Who benefits from affordable housing at this site?

		Number of People in Household					
Educator Income eligibility ↑	Affordable eligibility ↑	Income Level	One	Two	Three	Four	Five
		40% Income Level	\$51,640	\$59,000	\$66,360	\$73,720	\$79,640
		60% Income Level	\$77,460	\$88,500	D \$99,540	\$110,580	\$119,460
		80% Income Level	\$103,280	\$118,000	\$132,720	C \$147,440	E \$159,280
		Area Median Income	B \$129,100	\$147,500	\$165,900	\$184,300	\$199,100
		120% Income Level	\$154,920	A \$177,000	\$199,080	\$221,160	\$238,920

Source: 2024 Income Limits for Santa Clara County published by the California Tax Credit Allocation Committee



A

2 high school certificated Teachers as Roommates
\$78K average = \$156k/yr



B

Special Education Teacher
\$107k/yr



C

School Nutrition Employee + Phys Ed Teacher + Child
\$62k + \$68k = \$130k/yr



D

Grocery Store Manager + her child
\$88k/yr



E

First Responder + Nursing Assistant + 2 children
\$74k + \$57k = \$131k/yr

Source: Indeed Salaries in Cupertino, CA, 2024.

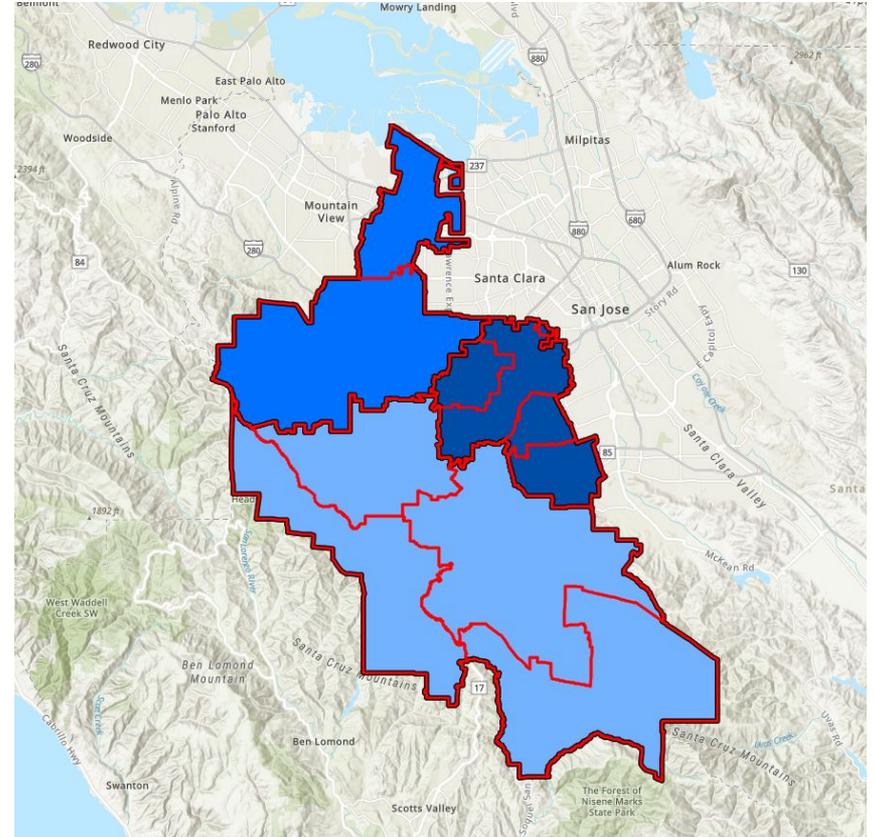
Eligible School Districts for Educator Housing

K-12 Districts:

1. Cupertino Union School District
2. Sunnyvale Elementary School District
3. Fremont Union High School District
4. Cambrian School District
5. Campbell Union School District
6. Union School District
7. Luther Burbank Elementary School District
8. Campbell Union High School District
9. Lakeside Joint School District
10. Loma Prieta Joint Union School District
11. Los Gatos Union School District
12. Saratoga Union School District
13. Los Gatos-Saratoga Union High School District

Community College Districts:

1. Foothill-De Anza Community College District
2. West Valley-Mission Community College District



WE BELIEVE IN THE POWER OF DESIGN TO CREATE MORE BEAUTIFUL, SUSTAINABLE, AND RESTORATIVE LIVING ENVIRONMENTS - FOR ALL

We create the housing needed to make sure all of our neighbors have a place to call home. And advocate for still more. Because safe and affordable housing helps families stay secure, allows communities to thrive, and solves many of our cities' most pressing challenges.



Sarah Vaccaro
/ Principal / Architect
/ Equitable Communities



Victoria Via
/ Associate / Architect
/ Livable Communities Lead



Kate Conley
/ Principal / Architect
/ Building Excellence



Nicole Little
Designer / Community Engagement
Lead & Visual Storytelling Specialist

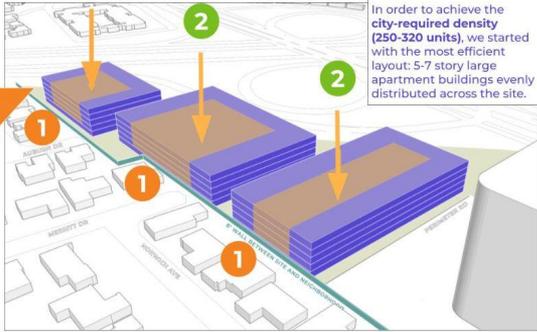


Overall Design Feedback: Site Organization + Building Form

1 MINIMIZE BUILDING FRONTAGE

What we heard:

We heard from the neighbors a preference to minimize building frontages and windows facing the shared property line.



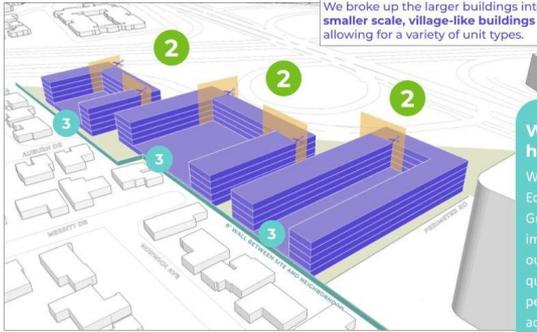
In order to achieve the city-required density (250-320 units), we started with the most efficient layout: 5-7 story large apartment buildings evenly distributed across the site.

2 BREAK UP THE LARGER BUILDING

3 REDUCE BUILDING HEIGHT

What we heard:

We heard from the neighbors to keep the building heights low near the shared property line.



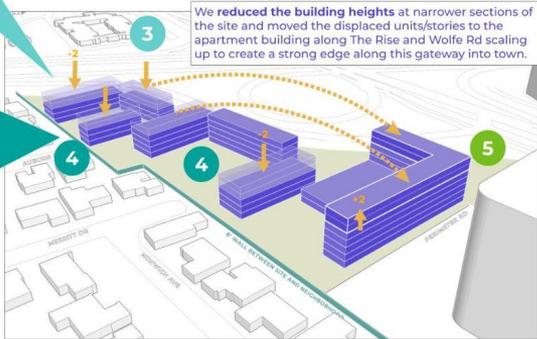
We broke up the larger buildings into smaller scale, village-like buildings allowing for a variety of unit types.

What we heard:

We heard from the Educator Advisory Group about the importance of outdoor spaces: quiet and safe, peaceful, spaces for activities, etc.

What we heard:

We heard from our Educator Advisory Group a preference for a mix of flats and two-story townhome units with distributed parking in addition to apartment unit types.



We reduced the building heights at narrower sections of the site and moved the displaced units/stories to the apartment building along the Rise and Wolfe Rd scaling up to create a strong edge along this gateway into town.



We increased the building setbacks from the shared property line and wrapped the buildings around the outdoor courtyards creating nested, protected, lovely outdoor spaces for educators and families to enjoy, which helps maintain privacy for neighbors.

What we heard:

We heard from the neighbors to keep the larger building setback from the shared property line.

4 CREATE SMALL SCALE VILLAGE

5 SCALE UP ALONG WOLFE RD.

6 INCREASE SETBACKS

7 PROTECTED COURTYARDS

We shared what we've heard from neighbors and educators as highest priorities and how the site organization and building form respond to these priorities.

Stakeholders appreciated the thoughtful design responses and expressed support for the proposed design direction:

Thank you for including us and Our opinions, interests. Sincerely appreciate it.

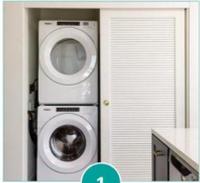
I agree with these adjustments. Thank you for listening to the community in this regard.

Still work to be done, but very impressive. Thoughtful changes were made.

Higher is ok against freeway, it blocks sound.

Overall Design Feedback: Unit Types + Amenities

Educator Preferences: Apartment Design Feature Winners



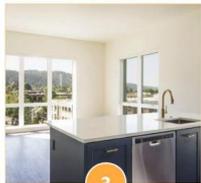
1

In-Unit Laundry



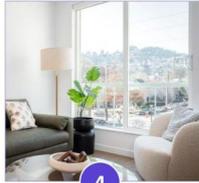
2

Ample Storage Spaces



3

Open Floor Plan



4

Natural Light



5

Two-story homes

We shared what we've heard from the educators as highest priorities in their homes and how the unit designs respond to those priorities.

We received comments supporting in-unit laundry & natural light. One comment highlighted the need add more common laundry rooms:

Variety of Unit Types

Affordable Low-Income Apartment Types



3-Bed Apt.
1248 SF

Affordable Educator + Workforce Flat & Townhome Types



2-Bed Flat
1117 SF



1-Bed Flat
545 SF



UPPER LEVEL



UPPER LEVEL



2-Bed Apt.
936 SF



1-Bed Apt.
624 SF



Studio Apt.
442 SF



Lower Level
Townhome 3-Bed
1307 SF



Lower Level
Townhome 2-Bed
1053 SF



Love the natural light, I think a community garden would be a good amenity since the soil microbiome is mentally stimulating for children.

Love having in unit laundry. I would love 2 baths 2 bedrooms. Can we have a bedroom in the lower level in the townhomes?

Consider different number of common laundry rooms. More is better.

Overall Design Feedback: Common Area Amenities

What we heard:
Educators really value having spaces for shared social gathering. Spaces should be flexible to accommodate a variety of activities.



Community Spaces with Indoor/Outdoor Connections

1 Community rooms and communal areas.

What we heard:
Educators and the Cupertino community expressed there should be a range of seating types to accommodate large gatherings but also more secluded spaces for smaller conversations or individuals.



2 Mix of smaller and large community courtyards with variety of seating types.

What we heard:
Educators and the wider community expressed the importance of safe, kid-friendly environments. Play areas were in the top 3 amenity preferences for both groups. Play areas are located internal to the site buildings.



3 Protected play areas and kid-friendly recreation spaces

What we heard:
Educators expressed interest in outdoor sports. Due to space constraints, the design includes smaller gaming activities throughout the site, such as ping pong, corn hole, and shuffleboard.



4 Outdoor gaming spaces.

Pedestrian and Bike secured trail



5

Open Turf Space for seating and gathering.



8

Flexible Multipurpose space for events/fitness classes



7

Pet-friendly dog park.



8

What we heard:
Outdoor recreation and trail usage is very important to the community and educators. This project will be a part of a much bigger trail network in Cupertino.

What we heard:
Open turf was favored by the Cupertino Community and Educators for its flexible usage.

What we heard:
Flexible spaces were preferable to educators who noted that they could be used for a variety of gatherings and activities by future residents.

What we heard:
A top priority among educators we surveyed expressed the need for pet-friendly amenities.

We shared what we've heard as the educators and broader communities highest priorities for indoor and outdoor amenities.

Participants expressed support for the proposed amenities and locations on this property. One comment suggested adding a library or book sharing space.

Art disguised as playground

Visual interest at human scale.

Add a library book sharing space.

Dog park is cool

Community Engagement allows for a Thoughtful and Responsive Design



Rendered view of the **Central Courtyard at the heart of the development**

providing a range of outdoor amenity spaces for all residents. Buildings wrap around the outdoor spaces providing sound buffer and a sense of safety.

Community Engagement allows for a Thoughtful and Responsive Design



Rendered view from the **Tamien Innu Bike and Pedestrian Trail** wrapping around the new homes providing active transportation and recreational opportunities for current Cupertino residents and future residents on this site. Public Art visible from trail activating building facades.

Community Engagement allows for a Thoughtful and Responsive Design

Rendered view from **Wolfe Road illustrating how this development will frame the gateway into Cupertino.** Buildings scale up in size and density along Wolfe Road while still incorporating a warm and familiar architectural style.



Community Feedback Regarding Connectivity

We presented the vehicular, bike, and pedestrian site circulation on and around the site.

Based on previously gathered feedback provided in opposition to and in support of bike and pedestrian connections from this site to Auburn and Merritt Road, we provided space for participants to comment on the pro's and con's.

Open the wall to ped, bike and fire access.

Please provide bicycle and pedestrian access at Auburn Drive - opening through masonry wall.

Supporters emphasized the benefits of walkability and connectivity, while opponents raised concerns about safety, parking, and traffic.

Do not open the wall for any reason.

Respect the ppl that already live here . We are the community . Please do not open the wall for Sandhill's agenda .

Many people bike and walk around the area. The opening in the wall would make it much easier and safer to those who want to travel through biking and walking.

Opening access to Auburn & Merritt would flood the traffic & parking in the neighborhood

Portal Ave has school , park , day cares. No car traffic through the wall Please .

It will make the area vulnerable to crime . No holes in the wall please.

What we heard:
Pedestrian and Cyclist safety are top priority for the community. Vehicular access has been located away from the public trail and resident courtyards, ensuring vibrant outdoor spaces are sheltered from vehicles by the buildings.

Public Workshop 1 Feedback:

Like the project	100%
Dislike the project	0%

Neighbor Block Party Feedback:

Like the project	100%
Dislike the project	0%

Neighbor Feedback in regards to secondary emergency fire access:

"Keep the Wall" & responses	100%
"This is a developer issue not ours" & responses	100%
"Consider Neighborhood Safety" & responses	100%

Sticky Note Examples:

- NO WALL OPENING ANYWHERE
- Do not open the wall for any reason.
- Respect the ppl that already live here . We are the community . Please do not open the wall for Sandhill's agenda .
- Opening access to Auburn & Merritt would flood the traffic & parking in the neighborhood
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Secondary Emergency Access Requirements & Options

LEGEND	
	Site Boundary / 场地边界 / Límite del emplazamiento
	Site Area / 场地面积 / Área del sitio
	Existing Wall / 场地边界的现有墙体 / Muro existente en el límite del emplazamiento
	City's Tamien Innu Trail / 市政府规划的自行车和行人通道: tamien innu / Propuesta de carril para bicicletas y peatonal por ciudad: El "tamien innu"
	Proposed Trail Node / 通道节点 / Nudo de sendero
	Planned Bicycle Trail / 规划的自行车道 / sendero para bicicletas planificado
	Planned Pedestrian Trail / 规划的人行道 / acera planificada
	Existing Trees / 现有红杉树 / Secuoyas existentes

The Fire Department confirmed Perimeter Road will be the Primary Access to the site.

The Fire Code requires 2 separate means of access for residential developments over 100 units to ensure the safety of residents.

The Fire Department confirmed it is common to have gated secondary emergency vehicle access for routes that are intended to be used only in emergencies.

What we heard:
We heard clear feedback that the majority of Portal neighbors do not want a connection through the wall. We also heard that most neighbors are not supportive of a secondary emergency access gate at this location.

What we heard:
Neighbors support the secondary emergency access option through The Rise development (requiring Sand Hill modifications) and would like to help support the process in productive ways.

What we heard:
Neighbors support the secondary emergency access option at Wolfe Road (requiring CalTrans approval) and would like to help support the process in productive ways.

Progress Update on Options 2b and 2c

Option 2b from Wolfe Rd through CalTrans ROW:

- December: CalTrans requested additional documentation from City and Fire to confirm life safety justification for encroachment
- January: Project Team assembled documentation and made updates to the request to address CalTrans' comments
- February: Resubmitted modified Encroachment Permit Exception Request to CalTrans for review

Option 2c through The Rise:

- Continued discussions with stakeholders to pursue feasibility

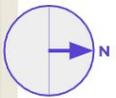


Existing Access Points (only one is viable for Emergency Access)

1a Perimeter Rd		The Primary Site Access for both through traffic and Emergency Access will be from Perimeter Road
1b Existing Perimeter Road-Underpass		Not feasible for Emergency Access since the bridge underpass is too low for a fire truck to pass. (10'-0" clearance; 13'-6" clear required) → Still accessible for through traffic.

Secondary Emergency Access Options (required for properties >100 units)

	*Options listed in order of preference				
	Feasibility	Acceptable to Fire District	City Council approval	CalTrans approval	The Rise approval
2a Rebuilt Underpass		N/A	Required	Required	Required
2b From Wolfe Rd		Yes, Confirmed Feasible		Required	
2c Through The Rise (redesign)		Yes, Confirmed Feasible			Required
2d From I-280 off-ramp		No		Required	
2e From Merritt		No	Required		
2f From Auburn		Yes, Confirmed Feasible	Required		



Next Steps

Start
Q1 2024

End
Q2 2026

Start
Q2 2026

End
Q2 2027

Start
Q3 2027

End
Q3 2029

Start
Q4 2029

Community
Engagement +
Entitlements

Permitting +
Financing

Construction

Occupancy

WE ARE HERE

Formal Planning Application
submitted June 2025

Planning Commission Hearing
anticipated Q2 2026

Phase 1 Educator Housing will start construction first
Phase 2 Affordable Housing will start ~6 months later

An architectural rendering of a modern multi-story residential or commercial building complex. The buildings feature a mix of brick, stone, and large glass windows. In the foreground, there is a parking lot with several cars, including a dark sedan and a red car. People are walking on the sidewalks, and there are young trees and landscaping. The sky is blue with light clouds. The overall style is a textured, painterly digital illustration.

Thank you!
Questions?

CC 3-17-2026

#10

Potential Revenue Ballot
Measure Options

Presentation

Potential Revenue Ballot Measure Options

March 17, 2026

City Council



**CITY OF
CUPERTINO**

Administrative Services
Jonathan Orozco

Agenda

- Purpose of Tonight's Item
- Fiscal Context
- Revenue Options Overview
 - Utility Users Tax (UUT)
 - Sales Tax (TUT)
 - Business License Tax
- Additional Considerations
- Next Steps / Council Direction

Purpose of Tonight's Item

- Follow-up to February 19 Council direction
- Provide deeper analysis of key revenue options
- Receive Council feedback on potential ballot measure

Fiscal Context

- Sheriff's contract under negotiation
- Long-term fiscal sustainability considerations
- Need to evaluate both revenues and expenditures

Council Direction from February 19

- Focus on:
 - Utility Users Tax (UUT)
 - Sales Tax (TUT)
 - Business License Tax
- Evaluate:
 - CIP and staffing impacts
 - Business competitiveness

Revenue Options Overview

Tax Option	Revenue Potential	Key Consideration
UUT	Moderate-High	Regressive, stable
Sales Tax	Moderate-High	Non-Resident share
Business Tax	Moderate-High	Competitiveness

Utility Users Tax (UUT)

- Current rate: 2.4% (sunsets in 2030)
- Generates ~\$3.9M annually
- Potential:
 - Increase rate (up to ~\$7.9M at 4.8%)
 - Modernize tax base (+\$0.3M–\$4.4M)
- Senior exemption in place

Sales Tax (TUT)

- Up to 0.25% capacity available
- Revenue:
 - 0.125% \approx \$2.7M
 - 0.25% \approx \$5.4M
- ~28.8% paid by non-residents
- Sensitive to economic cycles

Business License Tax

- Structure dates to 1992
- Lower than many peer cities
- Potential updates:
 - Employee-based or gross receipts models
 - Industry-specific tiers
- Must balance competitiveness

Expenditure & Policy Considerations

- CIP project prioritization
- Staffing and operational efficiencies
- Economic development strategies
- Business-friendly policies

Next Steps / Council Direction

- Identify preferred option(s)
- Direction on polling and outreach
- Potential November 2026 ballot

Thank You!



CUPERTINO

CC 3-17-2026

#11

Blesch Property Study

Presentation

Blesch Property

March 17, 2026

City Council

Public Works
Chad Mosley



**CITY OF
CUPERTINO**

Tonight's Action

Subject

Blesch Property Study on Opportunities for Optimal Use

Recommended Action

Receive the presentation and accept staff recommendation (Option 1) on the future use of the property .

Background

- Located at 22050 Stevens Creek Blvd
- Purchased in 2014
- Approximately 28,000 SF (0.64Ac)
- Zoned PR (Parks and Recreation)
- Currently has a single-family residence
- Located in FEMA SFHA Zone AE
- Needs significant upgrades if used for Public Facility (including ADA access)

Background (cont.)

Located:

- West of BBF Golf Course/Blue Pheasant Parking Lot
- Northwest of BBF Golf Course
- South of Stevens Creek Blvd
- Northeast of Stevens Creek
- East of Stocklmeir House

Aerial View of Property



Potential Options

Option 1:

Convert to Park (staff recommended):

Demolish structure and convert to park.

- Passive park and recreational uses
- No building structures
- Minimal grading to avoid floodway impacts
- Amenities consistent with PRMP and community interests

Potential Options

Option 1 (continued):

Convert to Park (staff recommended):

- Consistent with Zoning
- Could use Park In-Lieu Funds
- Could include PRMP Recommendations and community requested amenities:
 - Pollinator/Healing Garden and Paths
 - Outdoor Seating and Tables
 - Labyrinth

Potential Options

Option 2:

Modified Scope of Park Improvements

- Consider alternative use concepts (parking lot or a mix of uses)
- No building structures
- Minimal grading to avoid floodway impacts

Potential Options

Option 3:

Retain the Existing Structure

- Further evaluate rehabilitation of building (Costs, ADA, Floodplain, etc.)
- Likely more expensive and longer timeline
- Ongoing flood zone limitations

Potential Options

Option 4:

Build a New Structure

- Evaluate constructing new building (to support City functions)
- Most expensive option and longest timeline
- Need to consider long-term flood risks
- Need to consider PR Zoning designation

Potential Options

Option 5:

- *Defer Action (No Action)*
Retain property as is
- Continued deferred maintenance
- Limited usability of property

Tonight's Action

Subject

Blesch Property Study on Opportunities for Optimal Use

Recommended Action

Receive the presentation and accept staff recommendation (Option 1) on the future use of the property.

Thank You!



CUPERTINO

CC 3-17-2026

#12

SummerHill Homes - Linda
Vista Drive

Presentation

Housing Development

10857, 10867, 10877, & 10887 Linda Vista Dr

City Council
March 17, 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



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

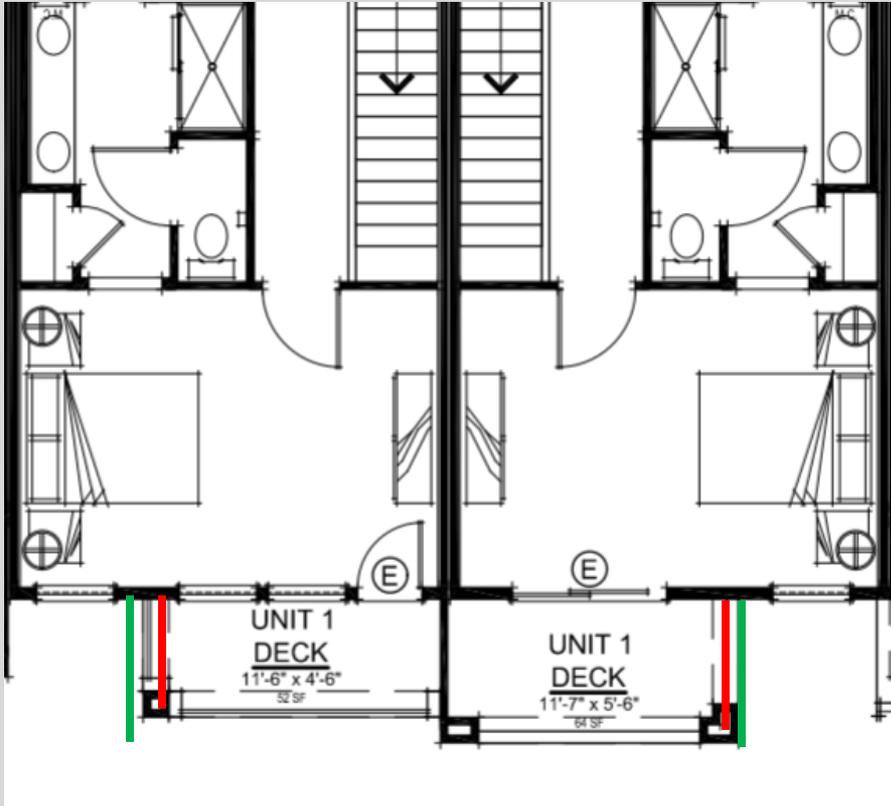
Street Side Setback Waiver



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

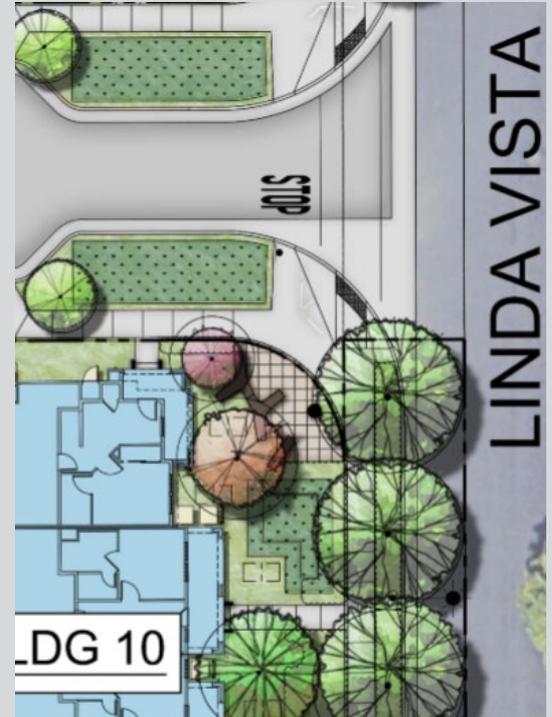
Height, Floor Area, and Stall Size

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.

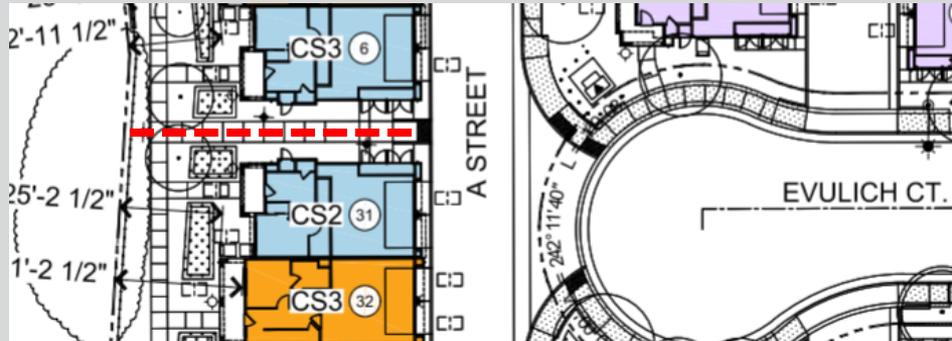


Park Land Dedication

- 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. Resolution No. 26-029 Tentative Final Map (TM-2024-009);
 - b. Resolution No. 26-030 Architectural & Site Approval Permit (ASA-2024-015); and
 - c. Resolution No. 26-031 Tree Removal Permit (TR-2024-044).