



CITY OF CUPERTINO

AGENDA

PLANNING COMMISSION

This will be a teleconference meeting with no physical location

Tuesday, April 26, 2022

6:45 PM

TELECONFERENCE / PUBLIC PARTICIPATION INFORMATION TO HELP STOP THE SPREAD OF COVID-19

In accordance with Government Code 54953(e), this will be a teleconference meeting without a physical location to help stop the spread of COVID-19.

Members of the public wishing comment on an item on the agenda may do so in the following ways:

1) E-mail comments by 5:00 p.m. on Tuesday, April 26 to the Commission at planningcommission@cupertino.org. These e-mail comments will be received by the Commission members before the meeting and posted to the City's website after the meeting.

2) E-mail comments during the times for public comment during the meeting to the Commission at planningcommission@cupertino.org. The staff liaison will read the emails into the record, and display any attachments on the screen, for up to 3 minutes (subject to the Chair's discretion to shorten time for public comments). Members of the public that wish to share a document must email planningcommission@cupertino.org prior to speaking.

3) Teleconferencing Instructions

Members of the public may observe the teleconference meeting or provide oral public comments as follows:

Oral public comments will be accepted during the teleconference meeting. Comments may be made during "oral communications" for matters not on the agenda, and during the public comment period for each agenda item.

To address the Commission, click on the link below to register in advance and access the meeting:

Online

Please click the link below to join the webinar:

https://cityofcupertino.zoom.us/webinar/register/WN_-bIF0waxSNq7IfY293M_pA

Phone

Dial: (669) 900 6833 and enter Webinar ID: 951 5558 7081 (Type *9 to raise hand to speak)

Unregistered participants will be called on by the last four digits of their phone number.

Or an H.323/SIP room system:

H.323:

162.255.37.11 (US West)

162.255.36.11 (US East)

Meeting ID: 951 5558 7081

SIP: 95155587081@zoomcrc.com

After registering, you will receive a confirmation email containing information about joining the webinar.

Please read the following instructions carefully:

1. You can directly download the teleconference software or connect to the meeting in your internet browser. If you are using your browser, make sure you are using a current and up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers, including Internet Explorer.
2. You will be asked to enter an email address and a name, followed by an email with instructions on how to connect to the meeting. Your email address will not be disclosed to the public. If you wish to make an oral public comment but do not wish to provide your name, you may enter "Cupertino Resident" or similar designation.
3. When the Chair calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.
4. When called, please limit your remarks to the time allotted and the specific agenda topic.

ROLL CALL

APPROVAL OF MINUTES

1. Subject: Approve the March 22 Planning Commission minutes
Recommended Action: Approve the March 22 Planning Commission minutes
[1 - Draft Minutes](#)

2. Subject: Approve the April 12 Planning Commission minutes
Recommended Action: Approve the April 12 Planning Commission minutes
[1 - Draft Minutes](#)

POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for persons wishing to address the Commission on any matter within the jurisdiction of the Commission and not on the agenda. Speakers are limited to three (3) minutes. In most cases, State law will prohibit the Commission from making any decisions with respect to a matter not on the agenda.

WRITTEN COMMUNICATIONS

CONSENT CALENDAR

Unless there are separate discussions and/or actions requested by council, staff or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

3. Subject: Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.
Recommended Action: That the Planning Commission receive the report and presentation and provide input and recommendations to staff on the Housing Element update process, potential housing sites and strategies to promote housing development.
[Staff Report](#)
[1 - EMC Sites Inventory Initial Analysis Memorandum](#)
[2 - EMC Memo Attachment A: Maps of recommended Site Inventory \(third version for review\)](#)
[3 - EMC Memo Attachment B: List of recommended Site Inventory \(third version for review\)](#)
[4 - EMC Memo Attachment C: List of sites not recommended for the inventory \(third version for review\)](#)

STAFF AND COMMISSION REPORTS

FUTURE AGENDA SETTING

ADJOURNMENT

If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City of Cupertino at, or prior to, the public hearing. In the event an action taken by the Planning Commission is deemed objectionable, the matter may be officially appealed to the City Council in writing within fourteen (14) days of the date of the Commission's decision. Said appeal is filed with the City Clerk (Ordinance 632).

In compliance with the Americans with Disabilities Act (ADA), anyone who is planning to attend this teleconference meeting who is visually or hearing impaired or has any disability that needs special assistance should call the City Clerk's Office at 408-777-3223, at least 48 hours in advance of the meeting to arrange for assistance. In addition, upon request, in advance, by a person with a disability, meeting agendas and writings distributed for the meeting that are public records will be made available in the appropriate alternative format.

Any writings or documents provided to a majority of the Planning Commission after publication of the packet will be made available for public inspection in the Community Development Department located at City Hall, 10300 Torre Avenue, Cupertino, California 95014, during normal business hours; and in Planning packet archives linked from the agenda/minutes page on the Cupertino web site.

IMPORTANT NOTICE: Please be advised that pursuant to Cupertino Municipal Code section 2.08.100 written communications sent to the Cupertino City Council, Commissioners or City staff concerning a matter on the agenda are included as supplemental material to the agendized item. These written communications are accessible to the public through the City's website and kept in packet archives. Do not include any personal or private information in written communications to the City that you do not wish to make public, as written communications are considered public records and will be made publicly available on the City website.

Members of the public are entitled to address the Planning Commission concerning any item that is described in the notice or agenda for this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in front of the Commission, and deliver it to the City Staff prior to discussion of the item. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item not on the agenda, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

For questions on any items in the agenda, or for documents related to any of the items on the agenda, contact the Planning Department at (408) 777 3308 or planning@cupertino.org.



CITY OF CUPERTINO

Agenda Item

22-10713

Agenda Date: 4/26/2022
Agenda #: 1.

Subject: Approve the March 22 Planning Commission minutes

Approve the March 22 Planning Commission minutes



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, March 22, 2022

REGULAR MEETING

At 6:45 p.m. Chair Scharf called the Regular Planning Commission meeting to order. This was a teleconference meeting with no physical location.

ROLL CALL

Present: Chair Steven Scharf, Commissioners Sanjiv Kapil, Vikram Saxena. Absent: Vice Chair Muni Madhhipatla, Commissioner R Wang. All Commissioners teleconferenced for the meeting.

APPROVAL OF MINUTES

1. Subject: Approve the February 22 Planning Commission minutes
Recommended Action: Approve the February 22 Planning Commission minutes

Commissioner Saxena moved and Chair Scharf seconded to approve the February 22 Planning Commission minutes. Ayes: Scharf, Kapil, Saxena. Noes: None. Abstain: None. Absent: Madhhipatla, Wang.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Lisa Warren spoke regarding public participation regarding the Housing Element Cycle and lack of notification from the EngageCupertino platform.

Jennifer Griffin spoke regarding site selection from RHNA and Plan Bay Area for Housing Element Cycle.

WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR – None

PUBLIC HEARINGS

2. Subject: Discussion of the Priority Development Area (PDA) Planning Grant funds awarded to the City by the Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC) for the Heart of the City Specific Plan Update. Recommended Action: That the Planning Commission consider the information presented and consider whether to adopt the draft resolution recommending that the City Council:
1. Accept the awarded Priority Development Area (PDA) Planning Grant funds;
 2. Initiate the Heart of the City Specific Plan Update in conjunction with the Sixth-Cycle Housing Element Update; and
 3. Award a revised consultant agreement to EMC Planning Group to incorporate the Heart of the City Specific Plan Update into the contract scope of work for the Sixth-Cycle Housing Element Update.

Planning Manager Piu Ghosh introduced Associate Planner Erika Poveda who gave presentation on the PDA Planning Grant funds awarded by ABAG/MTC, to be used toward the Heart of the City (HOC) Specific Plan Update.

The City applied for the grant in February 2021 and was awarded \$400,000 in grant funds which would be allocated toward updating the HOC Specific Plan and Special Area located in the Valley Transportation Authority (VTA) Cores, Corridors, and Station Area PDA. The purpose of the PDA Planning Grant program is to provide funding to local jurisdictions to amend specific plans within established PDAs to encourage housing development and reduce vehicle miles traveled in the PDA. City Council would then move to accept these funds by April 30, 2022. If accepted, the City will have three years from the date of acceptance to use funds.

Acceptance of PDA Planning Grant funds for use would require the City to adhere to deliverables of the draft scope of work and may potentially impact re-zoning to accommodate for the City's Regional Housing Needs Allocation (RHNA) numbers.

Chair Scharf opened the public comment period and the following people spoke:

Jenny Griffin
Abdullah Memon
Jean Bedord
Lisa Warren oppose

Chair Scharf closed the public comment period.

Written Communications for this item were received by the Commission before the meeting, including an email from Peggy Griffin that was read to the Commission.

Ms. Poveda, Ms. Ghosh and Senior Assistant City Attorney Michael Woo answered questions from the Commission.

Chair Scharf made new motion to:

1. Accept the awarded Priority Development Area Planning Grant funds; and
2. Direct staff to present a consultant agreement regarding the Heart of the City Specific Plan update after the Sixth Cycle Housing Element update has been certified by HCD.

Vice Chair Scharf moved and Commissioner Saxena seconded to accept the revised actions for Council adoption. Ayes: Scharf, Kapil, Saxena. Noes: None. Abstain: None. Absent: Madhhipatla, Wang.

3. Subject: Consider an appeal of the Director of Community Development's approval of a Two-Story Permit to allow a new 2,271 square-foot two-story home with a 561 square-foot attached accessory dwelling. (Application No.: R-2021-056; Applicant: Jackson Lu; Property Owners: Chengzhu Liu and Cailin Huang; Appellants: Sharon Hall; Location: 18750 Barnhart Ave; APN # 375-27-042)
Recommended Action: That the Planning Commission conduct a public hearing and adopt the Draft Resolution denying the appeal and upholding the Director's decision to approve the applications, with the modified plans.

Planning Manager Piu Ghosh introduced Assistant Planner Alexa (AJ) Haase who gave presentation on application for property owner at 18750 Barnhart Ave to build a new 2,271 square-foot two-story home with a 561 square-foot attached accessory dwelling unit (ADU). This was approved by the Director of Community Development on April 19, 2021.

On February 17, 2022, Appellants filed an appeal to decision appeal of decision to approve application.

Written Communications from Applicant and neighbors were received before the meeting and sent to the Commission.

Appellant Sharon Hall, Property owner Cailin Huang, and Applicant Jackson Lu each addressed the Commission.

Ms. Haase, Ms. Ghosh and Mr. Woo answered questions from the Commission.

Chair Scharf opened the public comment period and the following people spoke:

Jenny Griffin
Lisa Warren
Laura

Chair Scharf closed the public comment period.

Chair Scharf made motion to deny appeal and uphold the Director's decision if the applicant can:

1. Reduce the plate height of the principal structure to a maximum of 9' on each floor;
2. Replace rear privacy planting shrubs with *pittosporum tenuifolium*; and
3. Require provision of existing natural grade for all height measurements on all building permit plans as condition of approval.

Chair Scharf moved and Commissioner Saxena seconded to accept the revised actions. Ayes: Scharf, Kapil, Saxena. Noes: None. Abstain: None. Absent: Madhhipatla, Wang.

4. Subject: 2021 General Plan Housing Element Annual Progress Report (APR) on forms required by HCD
Recommended Action: That the Planning Commission receive the report.

Ms. Ghosh introduced Housing Manager Kerri Heusler who gave presentation on current progress on the 2021 General Plan Housing Element APR, with discussion on forms required by California Department of Housing and Community Development. This report was also shared with the City Council at the March 15th meeting and will be presented to the Housing Commission at the April 14th meeting. Cupertino was found to be in compliance with the 2021 report.

Chair Scharf opened the public comment period and the following people spoke:

Jenny Griffin

Chair Scharf closed the public comment period.

Commissioners asked questions and made comments.

The Planning Commission received the report and feedback to City staff.

OLD BUSINESS – None

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS

Chair Scharf and Commissioner Kapil reported their experience attending the Planning Commissioner Academy held March 15-18, 2022 in San Ramon. Vice Chair Madhhipatla was unable to attend.

FUTURE AGENDA SETTING – None

ADJOURNMENT

At 9:44 p.m., Chair Scharf adjourned the meeting.

/s/Cyrah Caburian
Cyrah Caburian, Administrative Assistant



CITY OF CUPERTINO

Agenda Item

22-10758

Agenda Date: 4/26/2022
Agenda #: 2.

Subject: Approve the April 12 Planning Commission minutes

Approve the April 12 Planning Commission minutes



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, April 12, 2022

REGULAR MEETING

At 6:46 p.m. Vice Chair Muni Madhhipatla called the Regular Planning Commission meeting to order. This was a teleconference meeting with no physical location.

ROLL CALL

Present: Chair Steven Scharf (6:49 p.m.), Vice Chair Muni Madhhipatla, Commissioners Sanjiv Kapil, Vikram Saxena, R Wang. Absent: None. All Commissioners teleconferenced for the meeting.

APPROVAL OF MINUTES – None

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Jennifer Griffin spoke regarding Housing Element Cycles in Santa Cruz and Capitola and expressed concerns with cities being able to meet State and HCD requirements.

Lisa Warren requested Commission emphasize the importance of utilizing third-party independent reviews of submitted documents for the former Vallco site.

WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR – None

PUBLIC HEARINGS

1. Subject: Review of the annual Capital Improvement Program (CIP) Fiscal Year (FY) 2022-2023 report for consistency with the City of Cupertino's General Plan.
Recommended Action: Adopt a Resolution (Attachment 1), finding that the FY 2022-2023

Capital Improvement Program proposal is exempt from California Environmental Quality Act and is consistent with the City's General Plan.

Planning Manager Piu Ghosh introduced Capital Improvement Programs Manager Susan Michael who gave presentation on the Capital Improvement Program (CIP) report for Fiscal Year (FY) 2022-2023.

Included among the proposed new CIP projects for FY 22-23 are:

- De Anza Boulevard Buffered Bike Lanes;
- City Lighting LED Transition Assessment;
- City Hall and Library Parking Garage;
- Stocklmeir, Byrne and Blesch Inspection Reports and Analysis;
- Blackberry Farm Pool Splash Pad;
- Jollyman All-Inclusive Play Area Adult-Assistive Bathroom Facilities; and
- Major Recreation Facilities Use and Market Analysis.

The seven proposed projects conform to many goals and policies of the General Plan and address the mobility, energy sustainability, infrastructure, land use, and Parks, Recreation and Community Service aspects of the General Plan.

Written Communications for this item included an Amended Attachment 1 - Draft Resolution without proposed edits.

Chair Scharf opened the public comment period and the following people spoke:

Jennifer Griffin

Chair Scharf closed the public comment period.

Ms. Michael and Ms. Ghosh answered questions from the Commission.

Vice Chair Scharf moved and Commissioner Wang seconded to accept the resolution.
Ayes: Scharf, Madhhipatla, Kapil, Saxena, Wang. Noes: None. Abstain: None. Absent: None.

OLD BUSINESS – None

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS

Vice Chair Madhhipatla spoke about The Rise at the former Vallco site.

Chair Scharf and Commissioner Kapil discussed their attendance at the Planning Commission Academy.

FUTURE AGENDA SETTING

SB35 and The Rise at Vallco will be discussed at a future Planning Commission Meeting with no determined meeting date.

ADJOURNMENT

At 8:11 p.m., Chair Scharf adjourned the meeting.

/s/Cyrah Caburian
Cyrah Caburian, Administrative Assistant



CITY OF CUPERTINO

Agenda Item

22-10725

Agenda Date: 4/26/2022
Agenda #: 3.

Subject: Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.

That the Planning Commission receive the report and presentation and provide input and recommendations to staff on the Housing Element update process, potential housing sites and strategies to promote housing development.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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PLANNING COMMISSION STAFF REPORT

Meeting: April 26, 2022

Subject

Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.

Recommended Action

That the Planning Commission receive the report and presentation and provide input and recommendations to staff on the Housing Element update process, potential housing sites and strategies to promote housing development.

Discussion

Background

The City is currently preparing its 6th Cycle Housing Element update, which covers the planning period of 2023 to 2031. The Housing Element is part of Cupertino's General Plan and identifies policies and programs intended to meet the housing needs of the City's current and future residents, at all levels of income. State law requires that every city and county in California adopt a Housing Element every eight years to reflect the Regional Housing Needs Allocation (RHNA) established for each jurisdiction. The City's RHNA is 4,588 units for the 2023-2031 planning period. Based on income levels, Cupertino's RHNA of 4,588 breaks down as follows: 1,193 very-low income units; 687 low income units; 755 moderate income units; 1,953 above moderate, or market rate, units.

Once a jurisdiction's RHNA has been determined cities must demonstrate that they have adequate housing sites to accommodate their RHNA. There are specific requirements on site selection, ensuring that the City has policies in place to support the development of housing for persons at all income levels, as specified by State law. The City is presently in the process of refining and finalizing its site selection inventory, which was the focus of the two Planning Commission study sessions held on January 25 and February 22, 2022, and remains the focus of this third meeting. Following the Planning Commission's review and recommendation, a meeting discussing the Housing Element update status

and the sites selection inventory will be scheduled before the City Council, most likely on June 7, 2022.

Analysis

On September 21, 2021, the City Council awarded a consultant agreement to prepare the 6th Cycle Housing Element update to EMC Planning Group (EMC). Since that time EMC and City staff have held two City Council study sessions, on September 28 and November 16, 2021, focusing on the overall Housing Element update process and State requirements that have greatly expanded the role and extent of public outreach required for the 6th Cycle. Additionally, a daytime Housing Commission study session and evening community workshop were held on December 9, 2021.

More recently, the City Council held meetings focusing on the community engagement component of the Housing Element March 1 and March 8 and also established the ad hoc Community Engagement Plan-Strategic Advisory Committee to guide the planning of the City's future community engagement and meeting State Affirmatively Furthering Fair Housing (AFFH) requirements.

Attached to this staff report is a memorandum prepared by EMC that discusses the current status of the Housing Element update process, the importance of the sites selection inventory step within the overall the update process, and maps and matrices identifying potential housing inventory sites that will aid in the Commission's discussion and recommendation of sites.

Next Steps

EMC's scope of work includes a robust, extensive public engagement plan, including public meetings and study sessions, community workshops, online engagement, and translation/interpretation services to be completed in a manner ensuring that a State-compliant Housing Element can be presented to the City Council.

Once the Commission has made its recommendations on housing sites selection, the next step in the Housing Element update process will be a meeting before the City Council, tentatively scheduled for June 7, 2022.

Prepared by: Luke Connolly, Senior Planner

Reviewed by: Piu Ghosh, Planning Manager

Christopher Jensen, City Attorney

Approved by: Benjamin Fu, Director of Community Development

Attachment A – EMC Sites Inventory Initial Analysis Memorandum



To: Planning Commission
From: Ande Flower, EMC Planning Group;
Date: April 26, 2022
Re: Update to Sites Inventory Analysis

SUMMARY

This memorandum furthers the Sites Inventory process following two prior Planning Commission meetings on January 25, 2022, and February 22, 2022, and incorporates growing participation with the Housing Simulator (Balancing Act).

ACTION REQUEST

Analysis of this list to add, subtract, or reconsider prior sites is requested during the public meeting, followed by a recommendation to the City Council to further analyze the draft Sites Inventory.

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 Planning Commission met on January 25, 2022, and again on February 22, 2022, to discuss the first two initial draft Sites Inventory Lists.

Strategies for the second draft Sites Inventory List (February Planning Commission meeting) included a broader focus for all possible sites. Commissioners agreed to review the list on a site-by-site basis at a continued public meeting. The second draft list included all sites between 0.5 and 10 acres, consistent with State Housing and Community Development (HCD) guidelines. Further refinement and recommendations are included with this third draft Sites Inventory List.

DISCUSSION

The attached revised draft Sites Inventory List has been created via guidance from the prior two Planning Commission meetings. For this revised list of sites, the following has been considered:

- Pipeline projects with numbers confirmed with the City's HCD Annual Progress Report
- Property owner interest correspondence has been incorporated
- Hazardous sites discovery
- Deeper feasibility and density analysis

DISCUSSION

The public continues to contribute to the conversation about sites with the Cupertino Housing Simulator tool (<https://city-of-cupertino.abalancingact.com/housingsimulator>). To date, there have been over a thousand independent page-views, with more than 150 hours spent on the site, and a total of 32 proposed housing plans. The following is a comparison between staff's refreshed capacity analysis (third version of the draft Sites Inventory) and the average submitted via the Cupertino Housing Simulator, according to area.

	Anticipated Capacity (Third version)	Simulator Average (32 plans from public)	Simulator Categories (Balancing Act)
	-	141	1 - Oak Valley
	159	141	2 - Creston-Pharlap
	22	141	3 - Inspiration Heights
	41	164	4 - Monta Vista North
	39	155	5 - Monta Vista South
	17	109	6 - Homestead Villa
	50	144	7 - Garden Gate
	45	138	8 - Jolly man
	275	121	9 - North Blaney
	126	132	10 - South Blaney
	4	89	11 - Fairgrove
	1	106	12 - Rancho Rinconada
sub-total:	779	1,581	Neighborhoods only
	1,004	1,179	A - Heart of the City
	2,402	791	B - Vallco Shopping District
	1,523	431	C - North Vallco Park
	-	331	D - North De Anza
	156	381	E - South De Anza
	624	230	F - Homestead
	47	395	G - Bubb Road
	21	338	H - Monta Vista Village
sub-total:	5,777	4,075	Special Areas only
Total:	6,556	5,657	

CONSIDERATIONS FOR NEXT STEPS

Our process is focused on enabling a pattern of welcomed development to provide future housing in Cupertino. Our steps have used a convergence from multiple sources to identify the basic size requirements, owner interest in developing a site, community support to include certain sites, and expert analysis to support community goals from an urban design perspective. We continue to seek opportunities for convergence of goals and ideas so that the Sites Inventory List may be reflective of Cupertino's community goals.

Important assumptions and next steps for Council review of sites:

- Housing unit capacity for each site does not yet reflect the number of existing units at each site.
- Recommended zoning and/or general plan designation changes that correlate to anticipated changes in density will be explored and confirmed prior to the next round of review.

PROPERTY OWNER INTEREST

Property owners of these sites that are not located in geohazard zones and meet the generalized size qualification, between 0.5 acre – 10 acres were sent a letter that invites them to consider whether they have an interest in becoming a potential Housing Element site. Property owners, both contacted and not, are encouraged to fill out this form: <https://forms.gle/F7td3SE9bXLjyAPW9>, to better inform our process of listing sites that have a reasonable chance of being developed in the next eight years. 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 54 owner-interest forms, and this information has been integrated with the revised Sites Inventory List.

PARKING

As part of the Housing Element update cities must look at potential constraints to housing development and establish policies to eliminate or reduce these constraints. For instance, creating a path towards more housing opportunities is often directly tied to how cities manage their parking development standards, especially in municipalities that are highly car-dependent. In a construction environment where above-ground, multi-level structured parking reaches \$35,000 per space, parking is often the deciding factor in whether a multi-family housing project gets built. Even surface parking is challenging due to the amount of land that it takes up: California stormwater requirements (C-3) enlarge the amount of area needed for an equivalent number of garage spaces – around 425 square feet per space in our experience, or the size of a small studio apartment, for each parking space.

Cupertino requires a large parking space in residential developments for each car (10' x 20' most residential; 9.5' x 20' for multi-family), and requires 1 covered space along with an uncovered space for each multi-family dwelling unit, and 3 spaces per duplex. Cupertino could consider the following options to minimize development constraints such as parking requirements as it works towards creating the best path to realizing additional housing stock:

- Allow for smaller space sizes: a typical parking stall of 9' x 18' is adequate for most situations and many cities have adopted a standard of 8.5' x 18", which is consistent with Cupertino's uni-size guidelines for 90 degree parking;
- Evaluate the need for covered parking;

- Review the number of spaces required – while eliminating minimums, as many cities have done in recent years, may not be practical for Cupertino, setting a high per-unit bar requirement for spaces reduces opportunities for development and density;
- Integrate code changes to allow for a percentage of compact spaces (8' x 16') for each development;
- Consider adopting parking maximum requirements.

We will soon be discussing potential barriers and constraints to development. Parking standards are discussed here as an example of a regulatory hurdle that may unintentionally suppress affordable housing construction. It is beneficial to begin contemplating changes to standards like parking that greatly impact the potential for a site to be reasonably capable of yielding future development.

GENERAL TIMELINE

Following compilation of a City Council-approved Sites Inventory List, the CEQA process will be initiated. While the environmental review begins, a deeper discussion of potential zoning and General Plan changes relative to total changes in density for the housing sites will be considered. As part of the State's Affirmatively Furthering Fair Housing (AFFH) requirements, listening sessions involving community-based organizations and leaders in housing policy throughout the region will be scheduled in the coming months. We'll then take our understanding and apply it to investigation of possible meaningful actions (policy) and apply appropriate metrics and milestones for review and submittal to HCD.

HCD is requesting an early draft review of city's Housing Elements in order to provide comments and guidance early in the update process. The sooner we can bring a rough draft to their attention, the better guidance our team will have in keeping our process on track to meet certification. To have enough content in a draft housing element, we will need a sites inventory, a rough needs analysis, and draft policy considerations. Our goal is to work towards an HCD submittal in summer of 2022.

UPDATE TO PUBLIC OUTREACH NEXT STEPS:

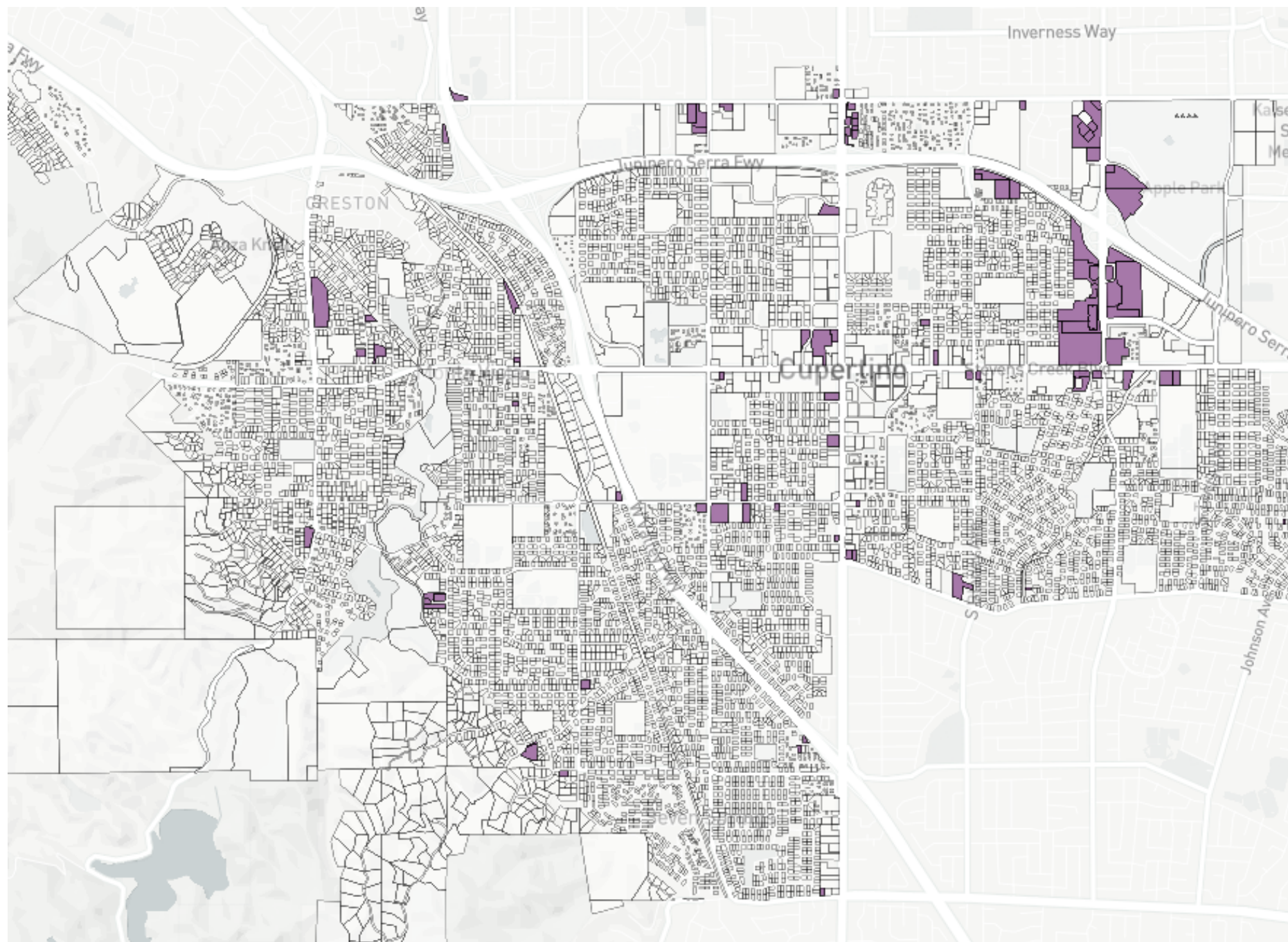
- Initiate a new, stand-alone Engagement HQ website for Housing Element Update outreach and communications.
- EMC Planning Group to provide bi-weekly updates to Council and to subscribers to the website.
- Increased participation is encouraged, and we remain open to discovering additional ways to bring people to the Housing Element update discussion.

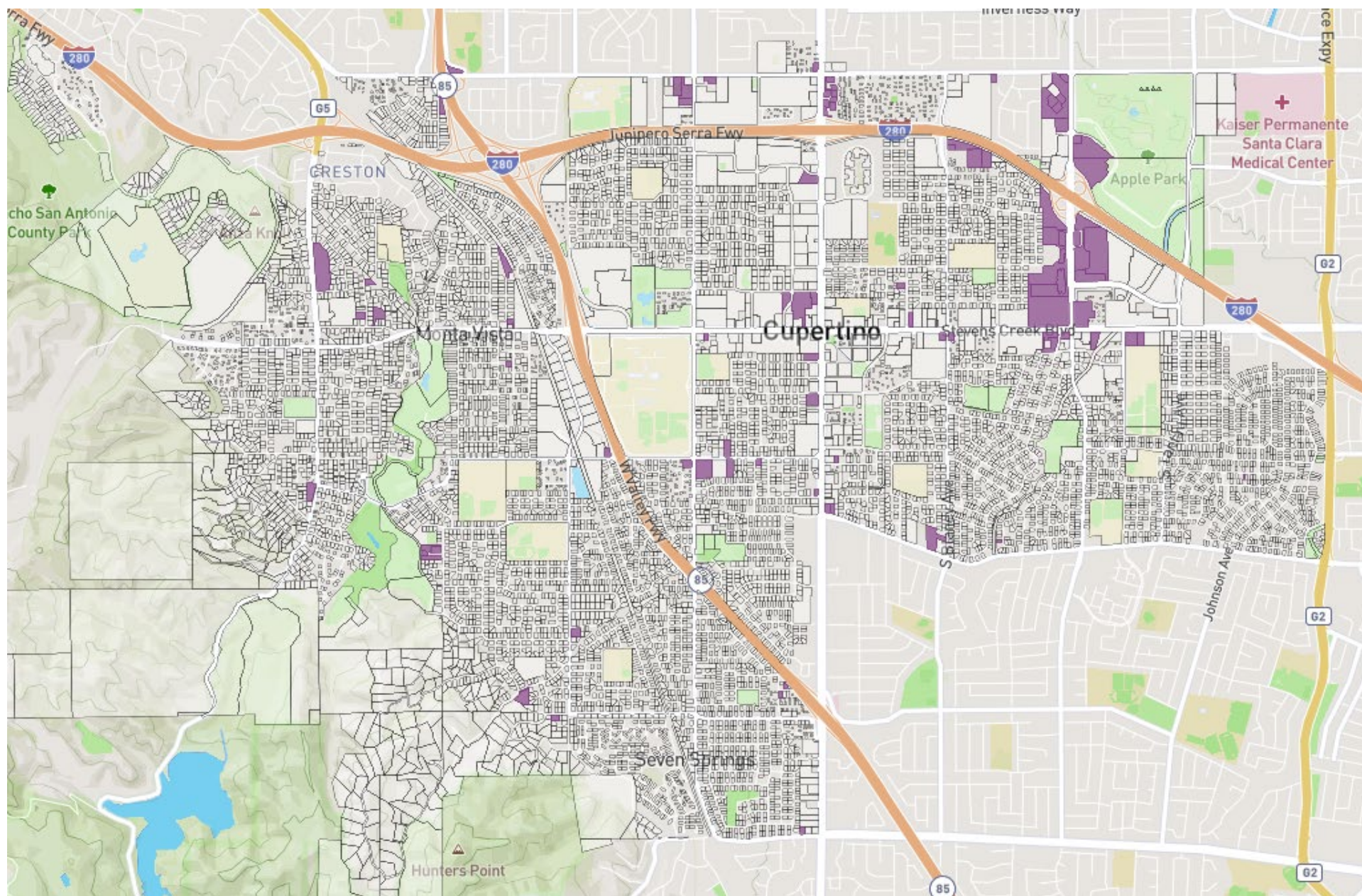
ATTACHMENTS:

Attachment A: Maps of recommended Site Inventory (third version for review)

Attachment B: List of recommended Site Inventory (third version for review)

Attachment C: List of sites not recommended for the inventory (third version for review)





Key Map ID	Map Area	BA code	Assessor Parcel Number	Area	Site Address/Intersection	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Gross Acres)	Current Maximum (du/ac)	New Density (du/ac)	Total New Units	
1	N1A		Creston-Pharlap- A									
		N1	32616014	Creston-Pharlap	10033 Hillcrest Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	0.64	5	5	3	
		N1	32616064	Creston-Pharlap	10190 Hillcrest Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	0.53	5	5	2	
		N1	32620034	Creston-Pharlap	10231 Adriana Ave, Cupertino Ca 95014	Res Low 1-5	R1-10	1.42	5	5	7	
		N1	32616075	Creston-Pharlap	22273 Cupertino Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	1.35	5	5	6	
2	N1B		Creston-Pharlap- B									
		N1	32615125	Creston-Pharlap	10330 N Foothill Blvd, Cupertino Ca 95014	Res Medium 10-20	R3	6.48	20	20	129	
		N1	32650062	Creston-Pharlap	10050 N Foothill Blvd, Cupertino Ca 95014	Com/Off/Res	P(OA)	0.62	15	20	12	
3	N2		Fairgrove									
			There are no sites within this area that are currently recommended									
4	N3		Garden Gate									
		N3	31624016	Garden Gate	10193 Randy Ln, Cupertino Ca 95014	Res ML 5-10	R1-7.5	0.45	10	12	5	
new site			Site is currently Right-of-Way			Mary Ave site	Transportation	Transportation	0.75	0	60	45
5	N4		Homestead Villa									
		N4	32602063	Homestead Villa	10860 Maxine Ave, Cupertino Ca 95014	Res LM 5-10	R2-4.25i	0.71	10	10	5	
		N4	32014002	Homestead Villa	21855 Homestead Rd, Cupertino Ca 95014	Com/Res	P(CG)	0.8	0	15	12	
6	N5		Inspiration Heights									
new site			34216030	Inspiration Heights	10641 Merriman Road, Cupertino, CA, 95014	Res Low 1-5	R1-10	0.33	5	5	2	
7	N6A		Jollyman A									
		N6	35920030	Jollyman	20860 McClellan Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	1.27	5	5	6	
		N6	35913019	Jollyman	20865 McClellan Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	1	5	5	4	
8	N6B		Jollyman B									
		N6	35905133	Jollyman	21050 McClellan Rd, Cupertino Ca 95014	Com/Off/Res	P	0.78	15	15	11	
new site			35919043	Jollyman	7540 McClellan Rd, Cupertino Ca	Low Den (1-5 DU/Ac.)	R1-6	0.33	5	10	3	
		N6	35920028	Jollyman	20920 McClellan Rd, Cupertino Ca 95014	Quasi-Public	BQ	0.71	0	30	21	
9	N7		Monta Vista North									
		N7	35606001	Monta Vista North	10857 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.73	5	15	10	
		N7	35606002	Monta Vista North	10867 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.69	5	15	10	
		N7	35606003	Monta Vista North	10877 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.25	5	15	3	
		N7	35606004	Monta Vista North	10887 Linda Vista Dr, Cupertino Ca 95014	Res Low 1-5	R1-7.5	0.87	5	15	13	
new site			35705010	Monte Vista North	22381 McClellan Rd, Cupertino Ca	Res Low 1-5	R1-10	0.44	5	5	5	
10	N8		Monta Vista South									
		N8	36231001	Monta Vista South	20666 Cleo Ave, Cupertino Ca 95014	Res Medium 10-20	P(R3)	0.25	20	35	8	
		N8	36231030	Monta Vista South	No address	Res Medium 10-20	P(R3)	0.23	20	35	8	
new site			35623057	Monta Vista South	21710 Regnart Rd, Cupertino Ca	Res Very Low S/D	RHS	1.46		5	18	
new site			35623001	Monta Vista South	21710 Regnart Rd, Cupertino Ca	Transportation	RHS	0.15	5	1	1	
new site			36638021	Monta Vista South	21530 Rainbow Dr, Cupertino Ca	Res Very Low S/D	RHS	0.43		3.4	4	
11	N9		North Blaney									
		N9	31643003	North Blaney	19986 Olivewood St, Cupertino Ca 95014	Res Medium 10-20	R3	2.93	20	30	87	
		N9	31643004	North Blaney	10716 Rosewood Rd, Cupertino Ca 95014	Res Medium 10-20	R3	2.59	20	30	77	
		N9	31643005	North Blaney	N Portal Ave, Cupertino Ca 95014	Res Medium 10-20	R3	1.64	20	30	48	
		N9	31643009	North Blaney	10730 N Blaney Ave, Cupertino Ca 95014	Ind/Res	P(R2, Mini-Stor)	1.76	0	30	52	
new site			31643008	North Blaney	10710 N Blaney Ave, Cupertino Ca	Res Low Med 5-10	R-2	0.37	10	30	11	
12	N10		Rancho Rincondada									
			There are no sites within this area that are currently recommended									
13	N11		South Blaney									
		N11	36934053	South Blaney	10787 S Blaney Ave, Cupertino Ca 95014	Com/Res	P(CG)	0.54	15	30	16	
		N11	36934052	South Blaney	10891 S Blaney Ave, Cupertino Ca 95014	Com/Res	P(CG)	2.7	15	30	81	
new site			36939016	South Blaney	20455 Silverado Ave, Cupertino Ca	Com/Res	P(CG)	0.23	25	30	6	
14	N12		Oak Valley Neighborhood									
			There are no sites within this area that are currently recommended									
15	S1		Bubb Road									
		S1	35720044	Bubb Road	21431 McClellan Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	0.47	20	100	47	
16	S2A		Heart of the City - West									
			There are no sites within this area that are currently recommended									
17	S2B		Heart of the City- Crossroads									
		S2B	32634047	Heart of the City- Crossroads	10125 Bandleay Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.09	25	50	54	
		S2B	35907006	Heart of the City- Crossroads	20950 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.32	25	30	9	
18	S2C		Heart of the City- Central									
		S2C	36905007	Heart of the City- Central	19990 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.46	25	50	23	
		S2C	36903005	Heart of the City- Central	20010 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.47	25	50	23	
		S2C	31623027	Heart of the City- Central	20149 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.64	25	50	32	
19	S2D		City Center Node									
			There are no sites within this area that are currently recommended									
20	S2E		Heart of the City- East									
		S2E	36906002	Heart of the City- East	10065 E Estates Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.9	25	85	76	
		S2E	36906003	Heart of the City- East	10075 E Estates Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.53	25	85	45	
		S2E	36906004	Heart of the City- East	10075 E Estates Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.29	25	85	109	
		S2E	36906007	Heart of the City- East	19550 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.64	25	85	54	

			\$2E	37506007	Heart of the City- East	19220 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.96	25	85	81	
			\$2E	37506006	Heart of the City- East	19300 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.71	25	85	145	
			\$2E	37501023	Heart of the City- East	19400 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.2	25	85	102	
21	\$3A			Homestead									
			\$3A	31604064	Homestead	19820 Homestead Rd, Cupertino Ca 95014	Res Low 1-5	A1-43	0.44	5	10	4	
			\$3A	31601216	Homestead	20400 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.4	20	85	34	
			\$3A	31601215	Homestead	20411 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.4	20	85	34	
			\$3A	31601217	Homestead	20420 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.42	20	85	35	
			\$3A	31601214	Homestead	20425 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.36	20	85	30	
			\$3A	31601218	Homestead	20430 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.42	20	85	35	
			\$3A	31601213	Homestead	20435 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.34	20	85	28	
			\$3A	31601212	Homestead	20440 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.44	20	85	37	
new site			\$3A	31601219	Homestead	Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.11	20	85	9	
new site			\$3A	31601221	Homestead	Via Paviso, Cupertino Ca 95015	Res Medium 10-20	P(Res 10-20)	0.25	20	85	21	
new site			\$3A	31601222	Homestead	Via Paviso, Cupertino Ca 95016	Res Medium 10-20	P(Res 10-20)	0.21	20	85	17	
			\$3A	31601223	Homestead	Via Paviso, Cupertino Ca 95017	Res Medium 10-20	P(Res 10-20)	0.29	20	85	24	
			\$3A	32336018	Homestead	11025 N De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG)	0.42	35	18	7	
22	\$3B			Stelling Gateway									
			\$3B	32607030	Stelling Gateway	[no address]	Com/Res	BQ	0.92	15	35	32	
			\$3B	32609052	Stelling Gateway	20916 Homestead Rd, Cupertino Ca 95014	Com/Res	P(CG)	0.74	35	35	25	
			\$3B	32609061	Stelling Gateway	20956 Homestead Rd, Cupertino Ca 95014	Com/Res	P(CG)	1.12	35	35	39	
			\$3B	32609060	Stelling Gateway	20990 Homestead Rd, Cupertino Ca 95014	Com/Res	P(Rec/Enter)	2.75		35	96	
			\$3B	32607036	Stelling Gateway	[no address]	Com/Res	P(CG)	1.74	15	35	60	
			\$3B	32607022	Stelling Gateway	[no address]	Com/Res	P(CG)	1.64	15	35	57	
23	\$4			Monta Vista Village									
			\$4	35719037	Monta Vista Village	21730 Olive Ave, Cupertino Ca 95014	Res 10-15	P(Res)	0.58	15	30	17	
new site				35717139	Monte Vista Village	21685 Granada Ave, Cupertino Ca	Neigh Com/Res	P(CN,M,L, Res 4-12)	0.14	12	3	2	
new site				35717046	Monte Vista Village	10141 Pasadena Ave, Cupertino Ca	Res 10-15	P(Res)	0.30	15	5	2	
24	\$6			North De Anza									
25	\$6A			South De Anza A									
			\$6A	35909017	South De Anza A	10105 S De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG, Res)	1	25	30	30	
			\$6A	35917001	South De Anza A	10291 S De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG)	1.32	25	30	39	
			\$6A	36937028	South De Anza A	10710 S De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG)	0.56	25	30	16	
			\$6A	36937022	South De Anza A	20421 Bollinger Rd, Cupertino Ca	Medium (10-20 DU/Ac)	R3	0.39	20	30	11	
			\$6A	36937023	South De Anza A	20411 Bollinger Rd, Cupertino Ca	Medium (10-20 DU/Ac)	R3	0.22	20	30	4	
			\$6A	36937024	South De Anza A	20431 Bollinger Rd, Cupertino Ca	Medium (10-20 DU/Ac)	R3	0.17	20	30	4	
new site				35918044	South De Anza	10619 South De Anza Blvd, Cupertino, Ca 95014	Com/Res	P(CG)	0.26	25	60	15	
26	\$6B			South De Anza B									
			\$6B	36610131	South De Anza B	1581 S De Anza Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res 5-15)	1.04	15	30	31	
27	\$7			Valico Shopping District (see Pipeline projects below)									
				There are no additional sites within this area that are currently recommended									
28	\$8			South Valico Park									
				There are no sites within this area that are currently recommended									
29	\$2C			North Valico Park									
haz site			\$9	31605050	North Valico Park	10989 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	1.02	30	30	30	
			\$9	31645017	North Valico Park	10801 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	1.68	25	100	168	
			\$9	31605056	North Valico Park	10805 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	6.94	25	30	208	
			\$9	31605052	North Valico Park	10871 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.73	25	30	21	
			\$9	31605053	North Valico Park	10883 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.92	25	30	27	
			\$9	31605051	North Valico Park	10961 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.62	25	30	18	
			\$9	31605072	North Valico Park	11111 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.54	25	30	16	
Subtotal												2,814	

[illegible]

Key Map ID	BA code	Assessor Parcel Number	Current Maximum Density (du/ac)	Area	Site Address/Intersection	General Plan Designation (Current)	Zoning Designation (Current)	Current Maximum Density (du/ac)	Parcel Size (Gross Acres)
1	N1	32616045	5	Creston-Pharlap	10130 Crescent Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	5	0.38
	N1	32616071	5	Creston-Pharlap	10160 Hillcrest Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	5	0.49
	N1	32612033	5	Creston-Pharlap	22170 Berkeley Ct, Cupertino Ca 94024	Res Low 1-5	R1-10	5	0.44
2	N1	32615077	20	Creston-Pharlap	10384 Alpine Dr, Cupertino Ca 95014	Res Medium 10-20	R3	20	0.63
	N1	32615096	20	Creston-Pharlap	10430 N Foothill Blvd, Cupertino, Ca 95014	Res Medium 10-20	R3	20	0.7
	N1	32615133	0	Creston-Pharlap	22449 Cupertino Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	2.68
	N1	32615130	0	Creston-Pharlap	22399 Cupertino Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	7.04
3	N2	37541007	0	Fairgrove	6191 Bollinger Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	2.1
4	N3	32643054	5	Garden Gate	10715 Grapnel Pl, Cupertino Ca 95014	Res Low 1-5	R1-7.5	5	0.55
	N3	32643045	5	Garden Gate	10723 Pebble Pl, Cupertino Ca 95014	Res Low 1-5	R1-7.5	5	0.58
	N3	32609040	20	Garden Gate	20800 Valley Green Dr, Cupertino Ca 95014	Res Medium 10-20	R3	20	5.33
	N3	32609054	20	Garden Gate	20800 Valley Green Dr, Cupertino Ca 95014	Res Medium 10-20	R3	20	2.66
	N3	32609064	20	Garden Gate	20875 Valley Green Dr, Cupertino Ca 95014	Res Medium 10-20	R3	20	6.79
	N3	32609041	20	Garden Gate	20975 Valley Green Dr, Cupertino Ca 95014	Res Medium 10-20	R3	20	5.53
	S3A	32609053	35	Garden Gate	20990 Valley Green Dr, Cupertino Ca 95014	Res Medium 10-20	R3	30	6.78
	N3	32606050	0	Garden Gate	10655 Mary Ave, Cupertino Ca 95014	Ind	P(BQ,Mini-Stor)	0	4.08
5	N4	32602052	0	Homestead Villa	10931 Maxine Ave, Cupertino Ca 95014	Quasi-Public	BQ	0	1.63
	N4	32601018	0	Homestead Villa	22356 Homestead Rd, Cupertino Ca 95014	Com	P(CG)	0	0.72
6	N5	34214101	20	Inspiration Heights	22638 Stevens Creek Blvd, Cupertino Ca 95014	Res Medium 10-20	R3	20	1
	N5	34229044	0	Inspiration Heights	22590 Voss Ave, Cupertino Ca 95014	Quasi-Public	OA	0	2.56
	N5	34229067	0	Inspiration Heights	22622 Marianist Way, Cupertino Ca 95014	Quasi-Public	BQ	0	3.12
7	N6	35922078	5	Jollyman	10760 S Stelling Rd, Cupertino Ca 95014	Res Low 1-5	R1-6	5	0.68
	N6	35913083	5	Jollyman	20891 McClellan Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	5	0.52
	N6	35913082	5	Jollyman	20915 McClellan Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	5	0.54
8	N6	35927025	20	Jollyman	7373 Fallenleaf Ln, Cupertino Ca 95014	Res Medium 10-20	P(R3)	30	1.42
	N6	35933012	20	Jollyman	7375 Rollingdell Dr, Cupertino Ca 95014	Res Medium 10-20	P(R3)	30	5.12
	N6	35930007	0	Jollyman	1063 Colony Hills Ln, Cupertino Ca 95014	Quasi-Public	BQ	0	0.72
	N6	35920029	0	Jollyman	20900 McClellan Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	2.67
	N6	35925041	0	Jollyman	940 S Stelling Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	1.54
9	N7	35703028	5	Monta Vista North	10419 Palo Vista Rd, Cupertino Ca 95014	Res Low 1-5	R1-10	5	0.54
	N7	36205030	5	Monta Vista North	21330 Vai Ave, Cupertino Ca 95014	Res Low 1-5	R1-10	5	0.51
	N7	35607027	5	Monta Vista North	22090 Rae Ln, Cupertino Ca 95014	Res Low 1-5	A1-40	5	3.06
	N7	36212001	20	Monta Vista North	Bubb Rd, Cupertino Ca 95014	Res Medium 10-20	P(R3)	20	5.05
10	N8	36652013	0	Monta Vista South	11513 Seven Springs Ln, Cupertino Ca 95014	Res Very Low S/D	P(Res)	5	0.12
	N8	36231018	20	Monta Vista South	1168 Gardenside Ln, Cupertino Ca 95014	Res Medium 10-20	P(R3)	20	0.18
	N8	36231022	20	Monta Vista South	1178 Gardenside Ln, Cupertino Ca 95014	Res Medium 10-20	P(R3)	20	0.12
	N8	36232045	20	Monta Vista South	20618 Gardenside Cir, Cupertino Ca 95014	Res Medium 10-20	P(Res)	20	0.09

	N8	36231003	20	Monta Vista South	20638 Cleo Ave, Cupertino Ca 95014	Res Medium 10-20	P(R3)	20	0.23
	N8	36231002	20	Monta Vista South	20652 Cleo Ave, Cupertino Ca 95014	Res Medium 10-20	P(R3)	20	0.23
	N8	36231021	20	Monta Vista South	20667 Cleo Ave, Cupertino Ca 95014	Res Medium 10-20	P(R3)	20	0.14
	N8	36231012	35	Monta Vista South	7411 Rainbow Dr, Cupertino Ca 95014	Res MH 20-35	P(R3)	30	0.5
	N8	36225032	0	Monta Vista South	11370 S Stelling Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	0.93
	N8	36225029	0	Monta Vista South	1160 S Stelling Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	1.02
	N8	36218010	0	Monta Vista South	7811 Orion Ln, Cupertino Ca 95014	Quasi-Public	BQ	0	1.12
11	N9	31602094	20	North Blaney	20200 Lucille Ave, Cupertino Ca 95014	Res Medium 10-20	R3	20	6.85
	N9	31602085	0	North Blaney	10601 N Blaney Ave, Cupertino Ca 95014	Quasi-Public	BQ	0	2.38
12	N10	37540067	5	Rancho Rincondada	10480 Finch Ave, Cupertino Ca 95014	Res Low 1-5	R1-6	5	1.5
	N10	37503005	20	Rancho Rincondada	10200 Miller Ave, Cupertino Ca 95014	Res Medium 10-20	P(Res)	20	7.07
	N10	37503022	0	Rancho Rincondada	10181 Finch Ave, Cupertino Ca 95014	Quasi-Public	BQ	0	2.8
	N10	37535016	0	Rancho Rincondada	5825 Bollinger Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	3
13	N11	36914029	20	South Blaney	10367 Greenwood Ct, Cupertino Ca 95014	Res Medium 10-20	R3	20	0.5
	N11	36916026	0	South Blaney	19515 Howard Ct, Cupertino Ca 95014	Quasi-Public	BQ	0	3.5
	N11	36934003	0	South Blaney	20075 Bollinger Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	2.38
	N11	36934004	0	South Blaney	20125 Bollinger Rd, Cupertino Ca 95014	Quasi-Public	BQ	0	2.38
	N11	36934051	0	South Blaney	20011 Bollinger Rd, Cupertino Ca 95014	Com	P(CG)	0	1.35
14	N12	This Neighborhood Area will be used as an example for secondary unit ratio capacity and community support. Otherwise, no sites meet						0	
15	S1	35720026	20	Bubb Road	10040 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	0.96
	S1	35720002	20	Bubb Road	10061 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	0.93
	S1	35720025	20	Bubb Road	10080 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	0.81
	S1	35720024	20	Bubb Road	10100 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	0.86
	S1	35720003	20	Bubb Road	10101 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	0.97
	S1	35720004	20	Bubb Road	10131 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.07
	S1	35720005	20	Bubb Road	10161 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.07
	S1	35720006	20	Bubb Road	10201 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.07
	S1	35720007	20	Bubb Road	10231 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.05
	S1	35720022	20	Bubb Road	10240 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.75
	S1	35720008	20	Bubb Road	10261 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.08
	S1	35720020	20	Bubb Road	10300 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.46
	S1	35720019	20	Bubb Road	10340 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.61
	S1	35720009	20	Bubb Road	10351 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.39
	S1	35720010	20	Bubb Road	10411 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.36
	S1	35720038	20	Bubb Road	10420 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	3.54
	S1	35720036	20	Bubb Road	10440 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.13
	S1	35720037	20	Bubb Road	10460 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	3.58
	S1	35720021	20	Bubb Road	10280 Bubb Rd, Cupertino Ca 95014	Ind/Res/Com	ML-rc	20	1.3
	S1	35720027	20	Bubb Road	21530 Stevens Creek Blvd, Cupertino Ca 95014	Neigh Com/Res	P(CN)	20	0.74
	S1	35720001	20	Bubb Road	21580 Stevens Creek Blvd, Cupertino Ca 95014	Neigh Com/Res	P(CN)	20	0.58

16	S2A	32627036	20	Heart of the City - West	10113 Glen Pl, Cupertino Ca 95014	Res Medium 10-20	R-3(10-20)	20	11.46
	S2A	32627033	25	Heart of the City - West	10100 Mary Ave, Cupertino Ca 95014	Transportation	R-3(10-20)	25	0.38
	S2A	32627037	20	Heart of the City - West	10145 Parkwood Dr, Cupertino Ca 95014	Res Medium 10-20	R-3(10-20)	30	19.77
17	S2B	35907019	10	art of the City- Crossroads	10092 Bianchi Way, Cupertino Ca 95014	Res ML 5-10	P(CG, Res)	10	0.56
	S2B	35907020	10	art of the City- Crossroads	10092 Bianchi Way, Cupertino Ca 95014	Res ML 5-10	P(CG, Res)	10	0.27
	S2B	35907010	10	art of the City- Crossroads		Res ML 5-10	P(CG, Res)	10	0.25
	S2B	32634074	25	art of the City- Crossroads	10001 N De Anza Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.68
	S2B	35908019	25	art of the City- Crossroads	10023 S De Anza Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	30	0.53
	S2B	32634065	25	art of the City- Crossroads	10050 Bandlely Dr, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	30	0.53
	S2B	32632041	25	art of the City- Crossroads	10079 Saich Way, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.8
	S2B	32631019	25	art of the City- Crossroads	10100 N Stelling Rd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	3.77
	S2B	32634071	25	art of the City- Crossroads	10101 N De Anza Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	1.16
	S2B	32632034	25	art of the City- Crossroads	10115 Saich Way, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.58
	S2B	32634067	25	art of the City- Crossroads	20541 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.72
	S2B	32634044	25	art of the City- Crossroads	20563 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.89
	S2B	32634064	25	art of the City- Crossroads	20573 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	1
	S2B	35908028	25	art of the City- Crossroads	20730 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	10.45
	S2B	32632054	25	art of the City- Crossroads	20735 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.98
	S2B	32632055	25	art of the City- Crossroads	20745 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	8.22
	S2B	35908029	25	art of the City- Crossroads	20750 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.92
	S2B	32632056	25	art of the City- Crossroads	20755 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.82
	S2B	32632051	25	art of the City- Crossroads	20807 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.68
	S2B	32632052	25	art of the City- Crossroads	20813 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.6
	S2B	32632053	25	art of the City- Crossroads	20823 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	4.85
	S2B	35908027	25	art of the City- Crossroads	20830 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.81
	S2B	35908025	25	art of the City- Crossroads	20840 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.83
	S2B	35908026	25	art of the City- Crossroads	20850 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.45
	S2B	32632050	25	art of the City- Crossroads	20883 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.83
	S2B	35908024	25	art of the City- Crossroads	20900 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	3.01
	S2B	35907022	25	art of the City- Crossroads	20940 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.14
	S2B	32631022	25	art of the City- Crossroads	0955-A Stevens Creek Blvd, Cupertino Ca 9501	Com/Off/Res	P(CG, Res)	25	5.31
	S2B	35907005	25	art of the City- Crossroads	21000 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.6
	S2B	35908018	25	art of the City- Crossroads	20658 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	3.21
	S2B	32632039	25	art of the City- Crossroads	20803 Alves Dr, Cupertino Ca 95014	Quasi-Public	BQ	30	3.65
18	S2C	31624059	20	Heart of the City- Centre	10114 Vista Dr, Cupertino Ca 95014	Res Medium 10-20	P(CG, Res)	20	1.18
	S2C	36903008	20	Heart of the City- Centre	10159 S Blaney Ave, Cupertino Ca 95014	Res Medium 10-20	P(R-3)10-20	20	10.27
	S2C	36902030	25	Heart of the City- Centre	10000 Torre Ave, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	0.96
	S2C	36902032	25	Heart of the City- Centre	10100 Torre Ave, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	2.23
	S2C	36902027	25	Heart of the City- Centre	10150 Torre Ave, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	3.36
	S2C	31620083	25	Heart of the City- Centre	19805 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	5.2
	S2C	31621031	25	Heart of the City- Centre	19875 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	25	1.81