



CITY OF CUPERTINO

AGENDA

PLANNING COMMISSION

This will be a teleconference meeting with no physical location

Tuesday, May 24, 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, May 24 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_weeDOt31SfO1u95g1B8J_A

Phone

Dial: (669) 900 6833 and enter Webinar ID: 990 8277 1337 (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: 990 8277 1337

SIP: 99082771337@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

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.

STUDY SESSION

1. Subject: The fourth 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 provide input and recommendations to staff on the housing sites inventory 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 \(third version for review\)](#)
2. Subject: Consider the Reality of Current and Future Mass Transit in Silicon Valley, GHG, Equity, and Fairness for Families of All Income Levels.
Recommended Action: That the Planning Commission receive the presentation prepared by Chairperson Scharf.
[1 - Presentation](#)

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

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 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 agenda 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

22-10973

Agenda Date: 5/24/2022
Agenda #: 1.

Subject: The fourth 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 provide input and recommendations to staff on the housing sites inventory and strategies to promote housing development.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
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CUPERTINO.ORG

PLANNING COMMISSION STAFF REPORT

Meeting Date: May 24, 2022

Subject

The fourth 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 provide input and recommendations to staff on the housing sites inventory and strategies to promote housing development.

Discussion

The Planning Commission held a study session on the housing sites selection inventory component of the Housing Element update on April 26, 2022. The April 26 meeting was the Commission's third study session on this topic, the two previous meetings occurring on January 25 and February 22, 2022. The Planning Commission provided input on the topic at the April 26 meeting and concluded the meeting by referring the housing sites selection to the City Council for its consideration and review.

Planning Commission Chair Scharf subsequently requested that housing sites selection be placed on the May 24, 2022 Planning Commission agenda for further discussion. This report informs the Commission and members of the public of this decision to re-agendize the housing sites selection discussion for May 24. The May 24 discussion of this item includes the same materials that were presented at the April 26, 2022, Planning Commission meeting (see Attachments 1 – 4).

Prepared by: Luke Connolly, Senior Planner

Reviewed by: Piu Ghosh, Planning Manager

Michael Woo, Assistant City Attorney

Approved by: Benjamin Fu, Director of Community Development

Attachments:

- 1 - EMC Sites Inventory 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)



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.

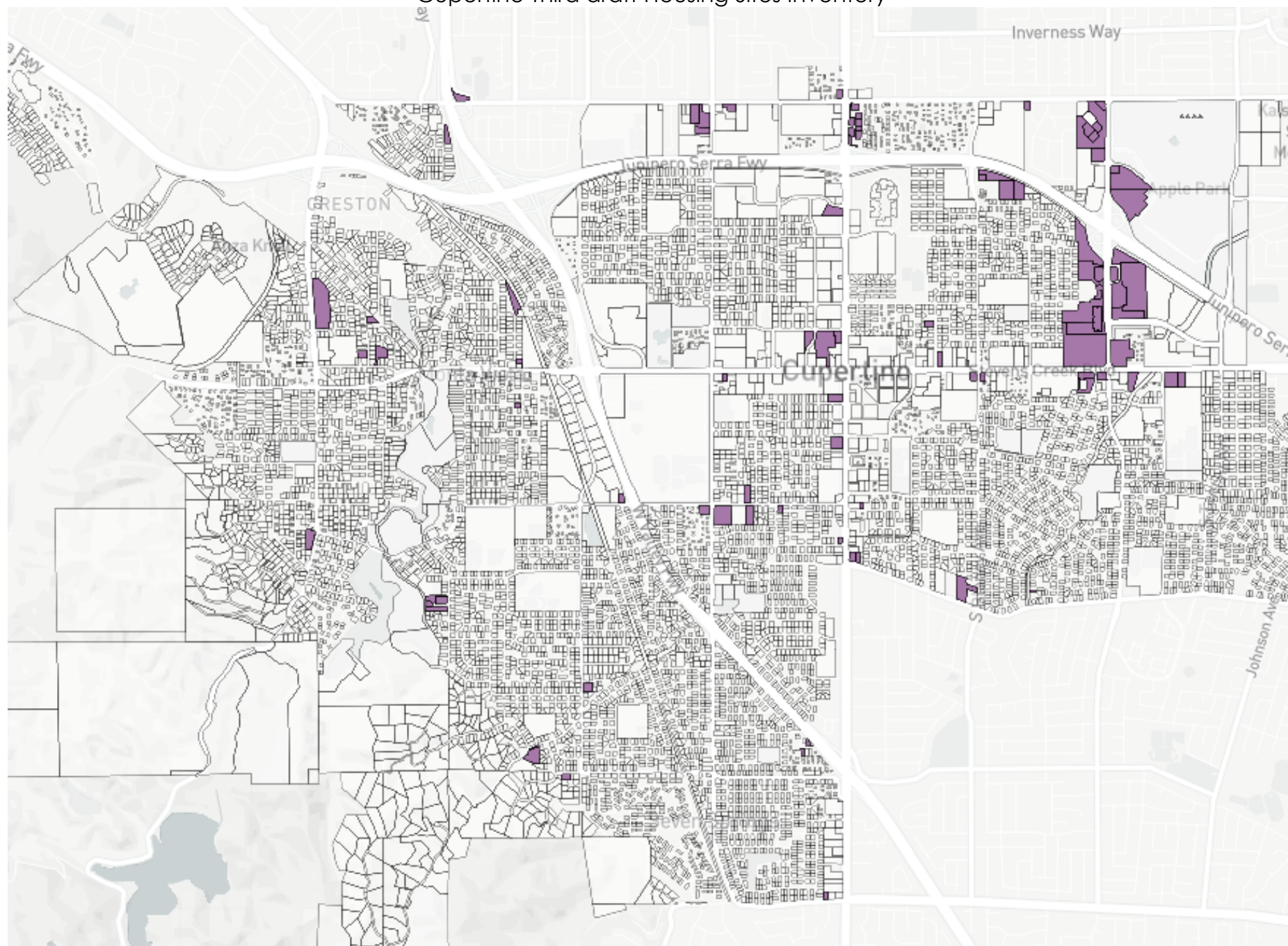
ATTACHMENTS:

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

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

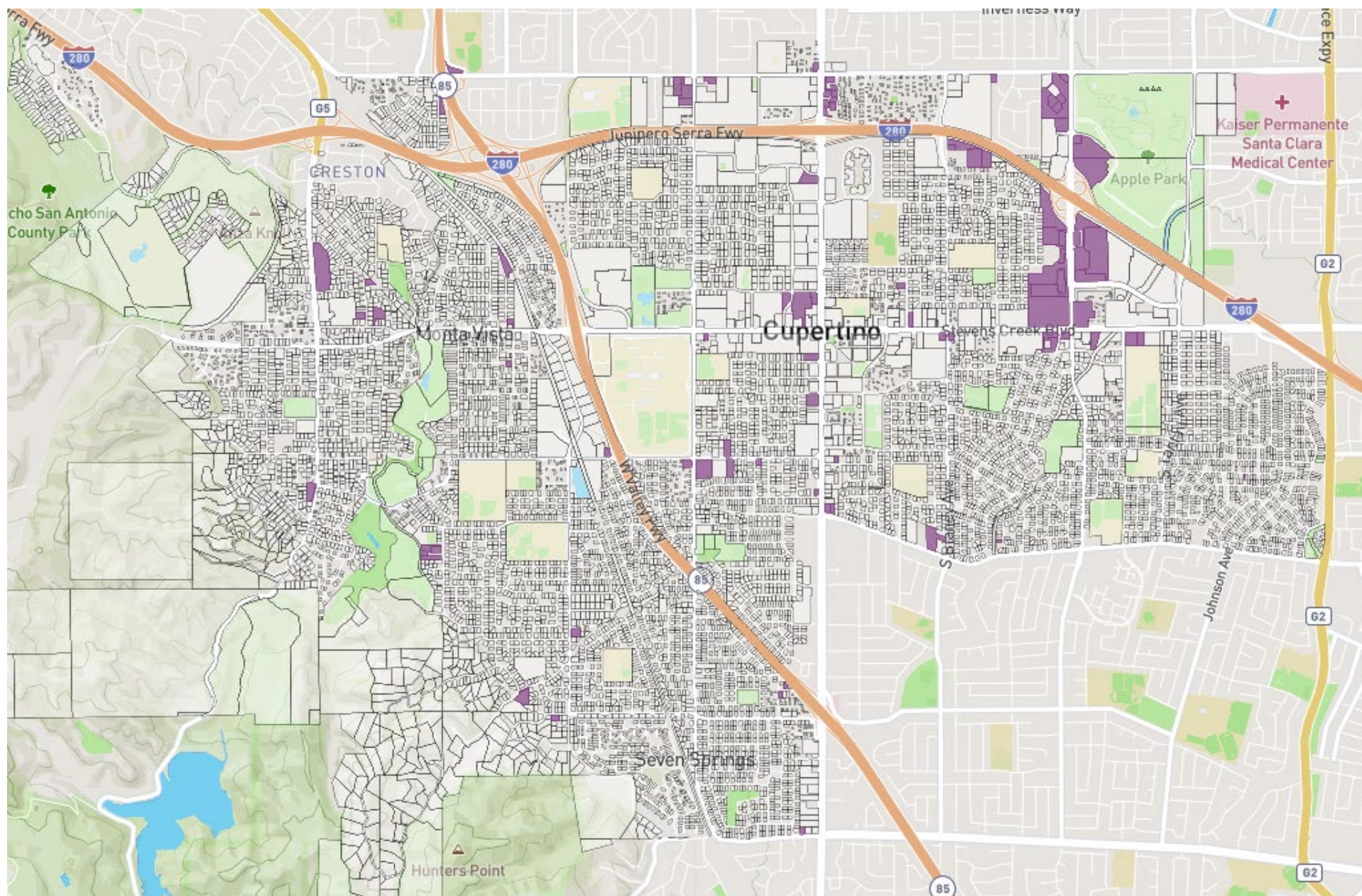
Attachment C: List of sites not recommended for the inventory (third version for review)

Cupertino Third draft Housing Sites Inventory



Planning Commission Meeting – April

Cupertino Third draft Housing Sites Inventory



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 Meriman 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
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-Store)	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 Bandleby 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

			S2E	37506007	Heart of the City- East	19220 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	0.96	25	85	81	
			S2E	37506006	Heart of the City- East	19300 Stevens Creek Blvd, Cupertino Ca 95014	Com/Off/Res	P(CG, Res)	1.71	25	85	145	
			S2E	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	S3A			Homestead									
			S3A	31604064	Homestead	19820 Homestead Rd, Cupertino Ca 95014	Res Low 1-5	A1-43	0.44	5	10	4	
			S3A	31601216	Homestead	20400 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.4	20	85	34	
			S3A	31601215	Homestead	20411 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.4	20	85	34	
			S3A	31601217	Homestead	20420 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.42	20	85	35	
			S3A	31601214	Homestead	20425 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.36	20	85	30	
			S3A	31601218	Homestead	20430 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.42	20	85	35	
			S3A	31601213	Homestead	20435 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.34	20	85	28	
			S3A	31601212	Homestead	20440 Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.44	20	85	37	
new site			S3A	31601219	Homestead	Via Paviso, Cupertino Ca 95014	Res Medium 10-20	P(Res 10-20)	0.11	20	85	9	
new site			S3A	31601221	Homestead	Via Paviso, Cupertino Ca 95015	Res Medium 10-20	P(Res 10-20)	0.25	20	85	21	
new site			S3A	31601222	Homestead	Via Paviso, Cupertino Ca 95016	Res Medium 10-20	P(Res 10-20)	0.21	20	85	17	
			S3A	31601223	Homestead	Via Paviso, Cupertino Ca 95017	Res Medium 10-20	P(Res 10-20)	0.29	20	85	24	
			S3A	32336018	Homestead	11025 N De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG)	0.42	35	18	7	
22	S3B			Stelling Gateway									
			S3B	32607030	Stelling Gateway	[no address]	Com/Res	BQ	0.92	15	35	32	
			S3B	32609052	Stelling Gateway	20916 Homestead Rd, Cupertino Ca 95014	Com/Res	P(CG)	0.74	35	35	25	
			S3B	32609061	Stelling Gateway	20956 Homestead Rd, Cupertino Ca 95014	Com/Res	P(CG)	1.12	35	35	39	
			S3B	32609060	Stelling Gateway	20990 Homestead Rd, Cupertino Ca 95014	Com/Res	P(Rec/Enter)	2.75		35	96	
			S3B	32607036	Stelling Gateway	[no address]	Com/Res	P(CG)	1.74	15	35	60	
			S3B	32607022	Stelling Gateway	[no address]	Com/Res	P(CG)	1.64	15	35	57	
23	S4			Monta Vista Village									
			S4	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,ML, 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	S6			North De Anza									
25	S6A			South De Anza A									
			S6A	35909017	South De Anza A	10105 S De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG, Res)	1	25	30	30	
			S6A	35917001	South De Anza A	10291 S De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG)	1.32	25	30	39	
			S6A	36937028	South De Anza A	10710 S De Anza Blvd, Cupertino Ca 95014	Com/Res	P(CG)	0.56	25	30	16	
			S6A	36937022	South De Anza A	20421 Bollinger Rd, Cupertino Ca	Medium (10-20 DU/Ac)	R3	0.39	20	30	11	
			S6A	36937023	South De Anza A	20411 Bollinger Rd, Cupertino Ca	Medium (10-20 DU/Ac)	R3	0.22	20	30	4	
			S6A	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	S6B			South De Anza B									
			S6B	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	S7			Valico Shopping District (see Pipeline projects below)									
				There are no additional sites within this area that are currently recommended									
28	S8			South Valico Park									
				There are no sites within this area that are currently recommended									
29	S2C			North Valico Park									
haz site			S9	31605050	North Valico Park	10989 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	1.02	30	30	30	
			S9	31645017	North Valico Park	10801 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	1.68	25	100	168	
			S9	31605056	North Valico Park	10805 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	6.94	25	30	208	
			S9	31605052	North Valico Park	10871 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.73	25	30	21	
			S9	31605053	North Valico Park	10883 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.92	25	30	27	
			S9	31605051	North Valico Park	10961 N Wolfe Rd, Cupertino Ca 95014	Com/Res	P(CG, Res)	0.62	25	30	18	
			S9	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



CITY OF CUPERTINO

Agenda Item

22-10952

Agenda Date: 5/24/2022
Agenda #: 2.

Subject: Consider the Reality of Current and Future Mass Transit in Silicon Valley, GHG, Equity, and Fairness for Families of All Income Levels.

That the Planning Commission receive the presentation prepared by Chairperson Scharf.

Transit & Housing

Planning Commission Meeting 24 May 2022

Prepared by Planning Commission Chair Steven Scharf

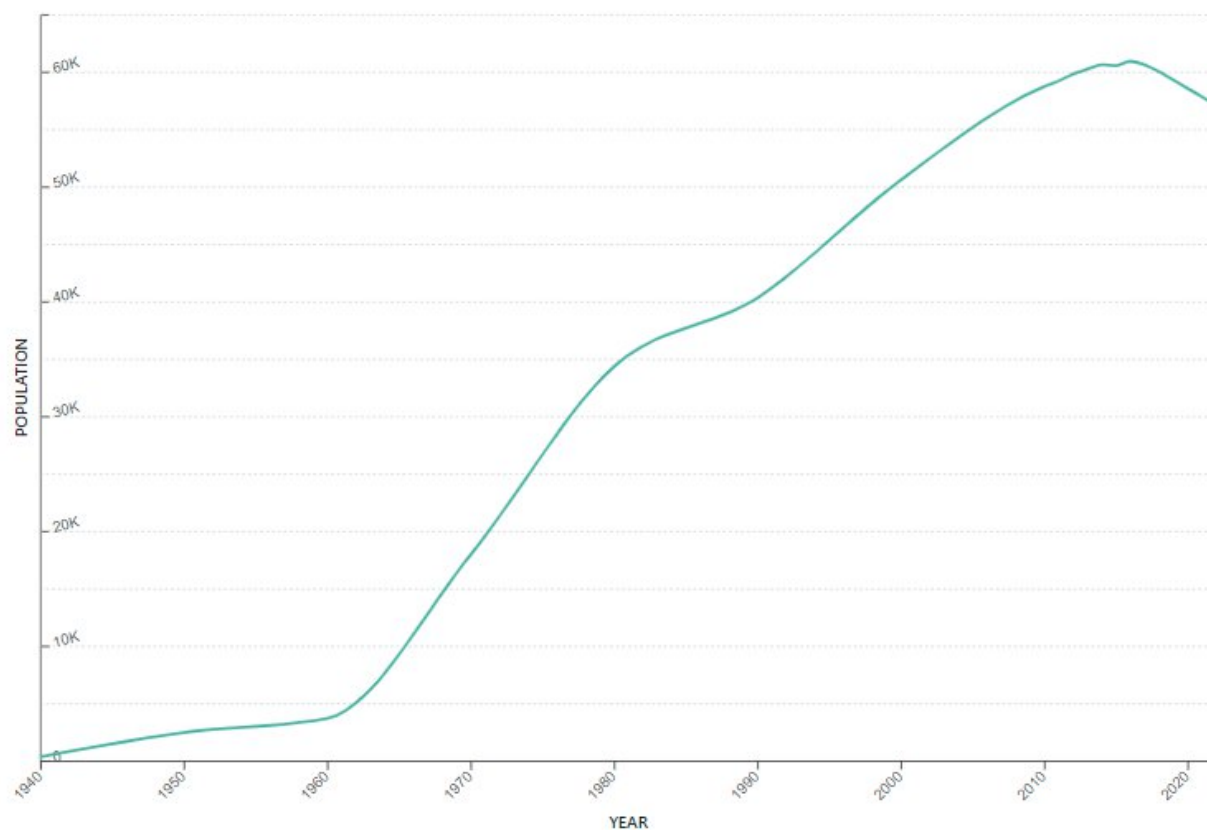
While crafting our Housing Element, and Selecting Sites, We Should Consider the Reality of Current and Future Mass Transit in Silicon Valley, GHG, Equity, and Fairness for Families of All Income Levels.

- Set clear sustainable transportation goals and align resources to meet them.
- Develop mobility solutions beyond transit

https://www.spur.org/sites/default/files/2014-07/SPUR_Freedom_to_Move.pdf

Cupertino, California Population 2022

57,092



State	California
County	Santa Clara County
Land Area (mi²)	11.3 sq mi
Density (mi²)	5,047.40/sq mi
2020 Growth Rate	-1.26% (-728)
Growth Since 2010	-2.72% (-1,597)

The current population of Cupertino, California is 57,092 based on our projections of the latest US Census estimates. The US Census estimates the 2018 population at 57,092. The last official US Census in 2010 recorded the population at 58,689.

2022 Cities Commuting: Cupertino, CA

Cupertino, CA

Population	58,598
Median Income	\$134,872
Median Age	40.2
Avg. Home Price	\$2,556,000
Unemployment Rate	4.2%
Avg. Commute Time	28.08

Source: <https://www.bestplaces.net/>

2022 Cities Commuting: Cupertino, CA

Commute Mode	
	Cupertino, CA
Auto (alone)	77.4%
Carpool	9.2%
Mass Transit	4.0%
Bicycle	0.8%
Walk	1.4%
Work at Home	6.2%

Source: <https://www.bestplaces.net/>

2022 Cities Commuting: Cupertino, CA

Commute Time To Work		Cupertino, CA	
Commute Less Than 5 min.	0.8%	Commute 30 to 34 min.	21.1%
Commute 6 to 9 min.	5.9%	Commute 35 to 39 min.	4.8%
Commute 10 to 14 min.	7.5%	Commute 40 to 44 min.	6.2%
Commute 15 to 19 min.	10.5%	Commute 45 to 59 min.	7.6%
Commute 20 to 24 min.	20.4%	Commute 60 to 89 min.	4.2%
Commute 25 to 29 min.	8.8%	Commute greater than 90 min.	2.3%

Source: <https://www.bestplaces.net/>

The 23/523 Does Not Constitute High-Quality Transit Despite the 15 Minute Headways



**443 Weekday Boardings (excluding De Anza College Stop)
Combined 23 & 523**

Source: VTA

What About GHG and Fossil Fuel Use?

Buses: 21.4 Passenger Miles Per Gallon¹

Private Vehicle: 39.5 passenger-miles per gallon²

1. Based on 2.33 MPG, 9.22 Average Passenger Load (nationwide, VTA is likely lower)
2. Based on 25 MPG at 1.58 passengers/vehicle

Source: <https://reason.org/commentary/does-bus-transit-reduce-greenhouse/>

What About Electric Buses?

Electric Buses: 25.1 MPGe (231 Passenger MPGe)

Tesla Model 3: 138 MPGe (218 Passenger MPGe)

Source: <https://www.truecar.com/best-cars-trucks/cars/fuel-electric/mpge-over-100/>
and <https://www.proterra.com/products/transit-buses/>

VTA's latest financial audit showed a farebox recovery ratio of only 9.1% in the 2019 fiscal year, with a further decline amidst the COVID-19 pandemic. This farebox recovery number is less than half the average agency light rail farebox recovery rate of 22.2%.

Source: <https://reason.org/>

Commute times to Cupertino may have reached a point at which no further job growth is possible. It will become increasingly difficult to hire employees as potential employees won't apply because of the commute times. Increasing housing density would increase housing costs making it harder for many workers to live in Cupertino, but since most residents (new or old) commute out, increased housing would have little or no impact on commute times to Cupertino.

Source: <http://meetingthetwain.blogspot.com/2017/07/cupertino-work-live-commute.html>

Non-Stop VTA Bus Service from Cupertino to Major Employers

Company	Employees	City	Non-Stop VTA Service from Cupertino?	Private Transportation Service?
Google	36,600	Mountain View	No	Yes
Apple	25,000	Cupertino	No	Yes
Facebook	17,000	Menlo Park	No	Yes
Stanford	15,300	Stanford	No	
Stanford Health	14,600	Stanford	No	
Tesla	13,000	Palo Alto	No	
Cisco	12,700	N. San Jose	No	
Intel	7,100	Santa Clara	No	
Nvidia	6,500	Santa Clara	No	
Applied Materials	6,400	Santa Clara	No	
VMWare	5,900	Palo Alto	No	
LinkedIn	5,500	Sunnyvale	No	
SAP	4,300	Palo Alto	No	
Lockheed Martin	4,100	Sunnyvale	No	
Adobe	3,700	San Jose	Yes	

<https://www.bizjournals.com/sanjose/subscriber-only/2021/07/09/largest-silicon-valley-employers.html>

Car Access and Economic and Social Mobility

“When poor households have or gain a car household members are more likely to be or become employed, keep their jobs, increase their earnings, work more hours, and leave welfare programs”

<https://journals.sagepub.com/doi/full/10.1177/0739456X20950428>

Car Access and Economic and Social Mobility

Underlying the economic benefits of car ownership is the simple fact that one can more quickly and easily access more jobs and other opportunities by car than by other transportation modes in almost all neighborhoods in the United States

Source: <https://journals.sagepub.com/doi/full/10.1177/0739456X20950428>

Car Access and Economic and Social Mobility

These geographic challenges are compounded by the growth of poor and minority populations in the suburbs where access to jobs is limited without a car and by increasing gentrification in urban neighborhoods with good transit service.

Source: <https://journals.sagepub.com/doi/full/10.1177/0739456X20950428>

Car Access and Economic and Social Mobility

Vehicle ownership is directly associated with improved neighborhood satisfaction and better employment outcomes. This is especially the case in Silicon Valley because of very poor public transit and because of the lack of a nine to five work environment.

Source: eMail to Committee from Affordable Housing Advocate

Car Access and Economic and Social Mobility

Carless households are more likely to miss and delay medical care. Having a car increases school choice and children in households without cars are less likely to participate in school activities, leading to lower educational attainment, less likelihood of being employed, and lower earnings later in life.

Source: <https://journals.sagepub.com/doi/full/10.1177/0739456X20950428>

Car Access and Economic and Social Mobility

Studies using data from the U.S. Department of Housing and Urban Development's Moving to Opportunity experiment found that access to a car enabled low-income households to move to low-poverty neighborhoods

Source: <https://journals.sagepub.com/doi/full/10.1177/0739456X20950428>

There is a limit to what government can do to reduce gas prices or increase private sector wages, at least in the short term. But it can do something to give middle-class families some relief and low-income workers a leg up—by recognizing that the cost of commuting is a business expense, and changing tax policy to reflect that fact. The federal government should offer tax credits that would lower the cost of commuting to work for low and middle-income employees, and would allow low-income workers who can't afford a reliable car to get one.

<https://www.brookings.edu/articles/auto-mobility-subsidizing-americas-commute/>

Employers, welfare administrators, and the unemployed have long asserted that transportation barriers are a key obstacle to success on the job, so these commuting credits may be the most promising next step for welfare reform. They would help transform the lives of many low-income Americans, giving them a previously unimaginable level of convenience, security, and freedom.

<https://www.brookings.edu/articles/auto-mobility-subsidizing-americas-commute/>

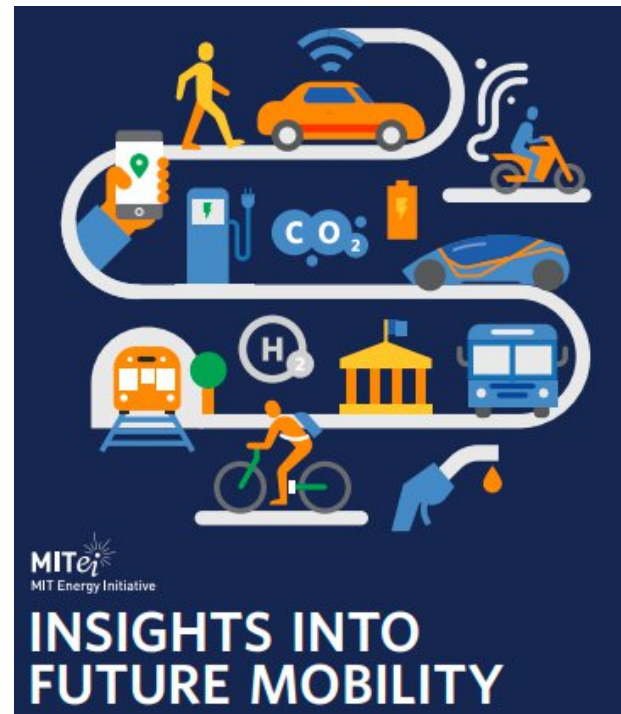
State Legislation that Eliminates Minimum Parking Requirements Hurts the Production of Affordable Housing Near Transit

- State Law allows developers to ignore cities' parking requirements and build new housing projects with little or no parking if the project is close to a bus line even if the bus line does not serve major employment areas.
- Economically-challenged families have a need for reliable transportation. In Silicon Valley that means cars.

State Legislation that Eliminates Minimum Parking Requirements Hurts the Production of Affordable Housing Near Transit

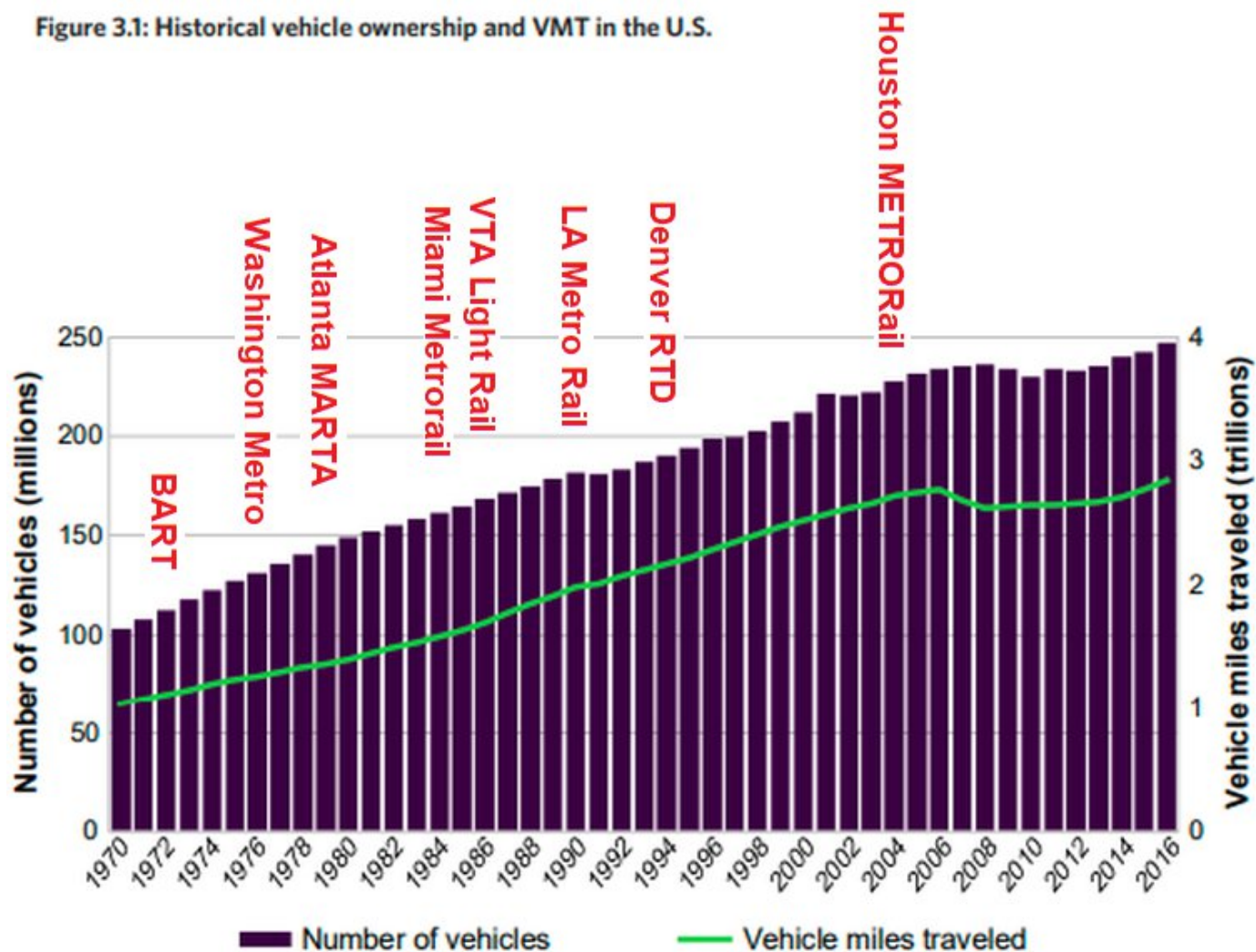
- Cities are unlikely to rezone parcels for greater height, along transit corridors, if developers won't include adequate parking.
- Developers will include adequate parking on market-rate projects; not doing so would make units difficult to rent or sell.
- Failure to include adequate parking exports residents' vehicles to surrounding neighborhoods necessitating permit parking.

“There are a variety of ways to provide personal mobility while reducing societal costs/”



Source: <https://energy.mit.edu/wp-content/uploads/2019/11/Insights-into-Future-Mobility.pdf>

Figure 3.1: Historical vehicle ownership and VMT in the U.S.





Transportation Research Procedia

Volume 25, 2017, Pages 3233-3252



The Impact of Mass Transit on Public Security - A Study of Bay Area Rapid Transit in San Francisco

CALIFORNIA TODAY

Why Public Transit's Pandemic Recovery Is Complicated

As ridership plunged during the pandemic, worries about crime made it difficult to coax passengers back.

<https://www.nytimes.com/2022/04/26/us/ca-public-transit-safety.html>

<https://www.sciencedirect.com/science/article/pii/S2352146517304362>

Covid's Transportation Tsunami

To allocate new infrastructure spending wisely, legislators need to understand how Americans' habits have changed.

- Amtrak, airlines, public transit, and intercity buses have seen drop-offs in excess of 60 percent.
- Only air travel will return to its pre-pandemic level.
- Cars will remain about 5 percent to 10 percent lower.
- **Remote work will have an especially pronounced effect.**

The Future is EVs Powered by Renewables

US: All-Electric Car Sales Increased 60% To Almost 160,000 In Q1 2022



Conclusion

- The Planning Commission and the City Council need to carefully consider the issues of equity, transit availability, and fairness when selection Housing Element Sites, ensuring that the sites provide the necessary amenities for residents of all income levels.