



CITY OF CUPERTINO

AGENDA

CUPERTINO PLANNING COMMISSION AND HOUSING COMMISSION

This will be a teleconference meeting with no physical location

Tuesday, June 28, 2022

6:45 PM

Special Joint Planning and Housing Commission Meeting

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, June 28 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_0SG48Nh6T3SQ0k0CbCdcmg

Phone

Dial: (669) 900 6833 and enter Webinar ID: 980 8849 7047 (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: 980 8849 7047

SIP: 98088497047@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.

NOTICE AND CALL FOR A JOINT SPECIAL MEETING OF THE CUPERTINO PLANNING COMMISSION AND CUPERTINO HOUSING COMMISSION

NOTICE IS HEREBY GIVEN that a special joint meeting of the Cupertino Planning Commission and Cupertino Housing Commission is hereby called for Tuesday, June 28,

2022, commencing at 6:45 p.m. 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. Said special meeting shall be for the purpose of conducting business on the subject matters listed below under the heading, "Special Meeting."

SPECIAL MEETING

ROLL CALL

APPROVAL OF MINUTES

1. Subject: Approve the June 14 Planning Commission Minutes
Recommended Action: Approve the June 14 Planning Commission Minutes
[A - 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

2. Subject: The fifth meeting on the Housing Element update focusing on the establishment of a housing sites selection inventory. The previous four meetings were solely with the Planning Commission.
Recommended Action: That the Planning Commission and Housing Commission receive the report and presentation, provide input on the proposed housing inventory sites, and make a recommendation stating which sites on the Sites Inventory Table (Attachment A) be included on the housing sites inventory.

[Staff Report](#)
[A - Sites Inventory Table](#)
[B - Housing Affordability and Declining School Enrollment](#)
[C - EMC Memorandum](#)
[D - EMC Memo Attachment A - Sites Narrative](#)
[E - EMC Memo Attachment B - Site Map](#)
[F - Draft Resolution](#)

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 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

22-10857

Agenda Date: 6/28/2022
Agenda #: 1.

Subject: Approve the June 14 Planning Commission Minutes

Approve the June 14 Planning Commission Minutes



DRAFT MINUTES
CUPERTINO PLANNING COMMISSION
Tuesday, June 14, 2022

REGULAR MEETING

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

ROLL CALL

Present: Chair Steven Scharf, Vice Chair Muni Madhhipatla, Commissioners Sanjiv Kapil, Vikram Saxena (6:46), R Wang (8:46). Absent: None. All Commissioners teleconferenced for the meeting.

APPROVAL OF MINUTES

1. Subject: Approve the April 26 Planning Commission minutes
Recommended Action: Approve the April 26 Planning Commission minutes

Chair Scharf moved and Commissioner Saxena seconded to approve the April 26 Planning Commission minutes. Ayes: Scharf, Saxena. Noes: Kapil. Abstain: Madhhipatla. Absent: Wang.

2. Subject: Approve the May 24 Planning Commission minutes
Recommended Action: Approve the May 24 Planning Commission minutes

Chair Scharf moved and Vice Chair Madhhipatla seconded to approve the May 24 Planning Commission minutes. Ayes: Scharf, Madhhipatla, Kapil, Saxena. Noes: None. Abstain: None. Absent: Wang.

POSTPONEMENTS – None

ORAL COMMUNICATIONS

Connie Cunningham spoke regarding LGBTQ Pride Month in Cupertino and encouraged

Commission to ensure Cupertino's Housing Element Update will meet needs of all members of the Community.

Jennifer Griffin spoke regarding the various Housing Element Updates in Southern California that have not been certified by the State Department of Housing and Community Development.

Lisa Warren spoke regarding the Planning Commission's continued discussion on Housing Element Site Inventory and Selection.

WRITTEN COMMUNICATIONS

An email from Lakshmi Rajagopalan regarding Cupertino's Housing Element Update process was received before the meeting and was read to the Commission.

CONSENT CALENDAR – None

PUBLIC HEARINGS

3. Subject: Consider renewal of a Conditional Use Permit for an existing mono-eucalyptus wireless communications facility (U-2011-10). (Application No(s): U-2022-001; Applicant: Kathryn Leal; Location: 23600 Via Esplendor; APN(s): 342-54-016)
Recommended Action: That the Planning Commission adopt the proposed draft resolution to:
 1. Find that the approval of the project is exempt from CEQA;
 2. Approve the Use Permit (U-2022-001 (Attachment 1)

Planning Manager Piu Ghosh introduced Associate Planner Brianne Harkousha who gave presentation on Conditional Use Permit on the existing cell tower in the Forum at Rancho Antonio seeking renewal.

Chair Scharf opened the public comment period and, seeing no hands raised, closed the public comment period.

Ms. Harkousha, Ms. Ghosh and Senior Assistant City Attorney Michael Woo answered questions from the Commission. Kathryn Leal, consultant on the project, was also on hand to provide clarifying answers to questions raised from the presentation.

Chair Scharf moved and Vice Chair Madhhipatla seconded to approve and renew permit. Ayes: Scharf, Madhhipatla, Kapil, Saxena. Noes: None. Abstain: None. Absent: Wang.

Planning Commission

Minutes

June 14, 2022

4. Subject: Consider renewal of a Conditional Use Permit for an existing mono-pine wireless communications facility (U-2011-02). (Application No: U-2022-002; Applicant: Kathryn Leal; Location: 22475 Rancho Deep Cliff Drive; APN: 356-02-999)
Recommended Action: That the Planning Commission adopt the proposed draft resolution to:
1. Find that the approval of the project is exempt from CEQA;
 2. Approve the Use Permit (U-2022-002 (Attachment 1))

Ms. Ghosh introduced Associate Planner Ms. Harkousha who gave presentation on Conditional Use Permit on the existing cell tower in the Rancho Deep Cliff area seeking renewal. While the cell tower renewal application is used both by AT&T and Verizon, the renewal is currently only for AT&T; Verizon is required to renew their application as well.

Chair Scharf opened the public comment period and, seeing no hands raised, closed the public comment period.

Written Communications for this item were received by the Commission before the meeting.

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

Chair Scharf moved and Vice Chair Madhhipatla seconded to approve and renew permit. Ayes: Scharf, Madhhipatla, Kapil, Saxena. Noes: None. Abstain: None. Absent: Wang.

5. Subject: Consider an appeal of the Community Development Director's approval of a Two-Story Permit to consider the construction of a new 3,233-square-foot, two-story single-family residence, and an attached 797-square-foot Accessory Dwelling Unit (ADU) (Application No.: R-2021-023; Applicant: Kyle Chan.; Property Owners: Dung N. (David) Do & Wen Hsiu (Cristina) Hung; Appellant: Sanjiv and Deepika Kapil; Location: 6522 Clifford Dr; APN # 369-24-037)
Recommended Action: That the Planning Commission conduct a public hearing and adopt the Draft Resolution (Attachment 1) denying the appeal and upholding the Director's decision to approve the application.

Mr. Kapil, as the appellant, recused himself from discussion in his role as Commissioner.

Ms. Ghosh introduced Associate Planner Ms. Harkousha who gave presentation on application for property owner at 6522 Clifford Drive to build a new 3,233-square foot, two-story single-family residence with a 797-square-foot accessory dwelling unit (ADU).

On January 27, 2022, the applicant submitted revised plans to the City, and was approved by the Director of Community Development on January 31, 2022.

On February 14, 2022, Appellants filed an appeal on decision to approve application with concerns raised about the ADU and privacy impacts regarding the Primary Dwelling Unit, in which staff provided responses. Property owner and applicant/architect are agreeable to changing second-story windows if the Commission upholds decision and denies appeal on the condition these be approved.

Written Communications from one of the applicant's neighbors was received before the meeting and sent to the Commission.

Applicant Kyle Chan, Property Owners Dung N. (David) Do and Wen Hsiu (Cristina) Hung, and Appellants Sanjiv and Deepika Kapil each addressed the Commission.

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

Jennifer Griffin
Lisa Warren
Jean Bedord

Chair Scharf closed the public comment period.

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

Commissioner Wang joined the meeting at 8:46 p.m.

Commissioner Wang moved and Chair Scharf seconded to deny appeal and uphold the director's approval. Ayes: Scharf, Madhhipatla, Saxena, Wang. Noes: None. Abstain: Kapil. Absent: None.

Mr. Kapil rejoined the meeting in his role as Commissioner.

STUDY SESSION – None

OLD BUSINESS – None

NEW BUSINESS – None

STAFF AND COMMISSION REPORTS - None

Chair Scharf and Commissioners Kapil, Saxena, and Wang attended the joint Commission meeting held on June 13th with other members of the Bicycle-Pedestrian and Parks and Recreation Commissions regarding the Lawrence Mitty Master Plan.

The next Planning Commission meeting scheduled for June 28th will be a joint meeting with Housing Commission regarding Housing Element Site Selection and Inventory for recommendations that will be brought forth to City Council for final adoption.

Vice Chair Madhhipatla will be attending the rescheduled Mayor's Meeting with Commissioners on June 15th.

FUTURE AGENDA SETTING

Chair Scharf proposed a future discussion on whether a member from Planning Commission should serve on the Legislative Review Committee.

Vice Chair Madhhipatla and Commissioner Wang would like a report on the gaps in the regulations for construction of two-story homes in the Municipal Code based on community concerns. In addition, Chair Scharf requested consideration of whether the Housing Accountability Act allows consideration of structure's scale to neighborhood or whether this should be struck from the Municipal Code.

Commissioner Wang proposed bringing back architectural standards about wireless cell towers; however, it was noted that development of a 5G Wireless ordinance is on the City Council City Work Plan.

Commissioners Wang proposed having members from Livable California or California Policy Center give a presentation at a future meeting regarding impacts of State Law on housing standards; with addition by Chair Scharf to include potential presentation by Housing is a Human Right.

Commissioner Saxena and Chair Scharf proposed discussion on School generation ratios among different developments.

ADJOURNMENT

At 9:49 p.m., Chair Scharf adjourned the meeting.

/s/Cyrah Caburian
Cyrah Caburian, Administrative Assistant



CITY OF CUPERTINO

Agenda Item

22-10951

Agenda Date: 6/28/2022
Agenda #: 2.

Subject: The fifth meeting on the Housing Element update focusing on the establishment of a housing sites selection inventory. The previous four meetings were solely with the Planning Commission.

That the Planning Commission and Housing Commission receive the report and presentation, provide input on the proposed housing inventory sites, and make a recommendation stating which sites on the Sites Inventory Table (Attachment A) be included on the housing sites inventory.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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PLANNING COMMISSION-HOUSING COMMISSION

STAFF REPORT

Meeting: June 28, 2022

Subject

The fifth meeting on the Housing Element update focusing on the establishment of a housing sites selection inventory. The previous four meetings were solely with the Planning Commission.

Recommended Action

That the Planning Commission and Housing Commission receive the report and presentation, provide input on the proposed housing inventory sites, and make a recommendation stating which sites on the Sites Inventory Table (Attachment A) be included on the housing sites inventory.

Discussion

Background: Housing Element Update/RHNA

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. Based on Planning Commission input at meetings held on January 25, February 22, April 26, and May 24, 2022, staff has refined the City's inventory of potential Housing Element sites. Site

selection remains the focus of this fifth meeting, which jointly includes the Housing Commission. Following the Planning and Housing Commission's review and recommendation, a meeting discussing the Housing Element update's status and the sites selection inventory will be scheduled before the City Council, most likely in early August 2022.

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.

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

Previous Planning Commission Study Sessions

At the January and February Planning Commission study sessions, staff and EMC provided overviews of the housing sites selection process and identified nearly 400 properties citywide that could potentially be placed on the City's housing sites inventory. The majority of these properties fell within the property size range, 0.5-10 acres, recommended by the California Department of Housing and Community Development (HCD), the State agency that oversees the Housing Element update process and ultimately certifies all city and county Housing Elements. During the January and February study sessions, Planning Commissioners provided staff with principles and objectives to guide which sites should be included, specifically: 1) that housing sites should be dispersed throughout the City and strive for a balance between the City's eastern and western areas; 2) new housing sites should avoid or minimize displacement of existing uses, particularly existing residential uses that would necessitate relocation of residents; 3) the Housing Element should avoid "up-zoning" sites to the extent feasible; 4) the Housing Element should include new housing sites that could support the City's existing schools and help counteract declining enrollment trends that are occurring city and county wide (Attachment B, "Housing Affordability and Declining School Enrollment").

Based on this input, staff and EMC presented a reduced list of potential housing sites at the April 26 Planning Commission meeting and grouped the potential sites by neighborhood and special area to better illustrate the location of the properties. Considerable public comment was provided at the April 26 meeting. The Planning Commission reiterated its previously-stated principles and goals for housing site

selection, also directing staff to focus on, including several “key” sites along South DeAnza and Stevens Creek Boulevards.

Analysis

Pipeline Projects and RHNA

Attachment A (Sites Inventory Table) of this staff report is the current list of properties recommended for inclusion on the housing sites inventory. At the top of Attachment A are the City’s nine residential “pipeline projects.” Pipeline projects are those that have received development entitlements but have not yet been constructed or received building permits or certificates of occupancy for any of the approved residential units. Given that pipeline projects have the necessary approvals in place to proceed to the development stage, these projects have a high degree of certainty that they will be constructed within the 2023-2031 planning cycle, more so than sites that only have the appropriate zoning designation to allow for residential development. Cupertino has a significant amount of pipeline units, 3,536, with pipeline units making up 77% of the City’s overall RHNA of 4,588. Additionally, the City can take credit for ADU production that is anticipated to occur in the next planning cycle. This large amount of pipeline units and ADU units appears to leave the City only 908 units short of its RHNA. However, since the RHNA is broken down into the Very-Low, Low, Moderate and Above-Moderate income categories, those categories must be taken into consideration during the site selection process.

TABLE 1

	Very-Low Income	Low Income	Moderate Income	Above- Moderate	Total Units
RHNA	1,193	687	755	1,953	4,588
Pipeline Projects (9 projects)	300	988	40	2,208	3,536
ADUs (<i>based on past prod.</i>)	43	43	43	15	144
Balance*	820	0	677	0	1,497

*Amount of units needed per RHNA for income category. Limited to 0 since a credit cannot be applied due to overproduction in this income category.

As Shown in Table 1, above, due the significant amount of pipeline and ADU units, the City is exceeding its RHNA in the Low and Above-Moderate income categories for the 2023-2031 planning period. However, the City is not meeting its Very-Low and Moderate RHNA requirements through pipeline projects, resulting in a need (shown as “Balance” in Table 1) of 1,497 Very-Low and Moderate income units beyond those provided by pipeline projects. Additionally, HCD recommends a “buffer” of between 15-30% of additional units be included in the sites inventory for each of the below market-rate income categories (i.e., Very-Low, Low and Moderate incomes), in accordance with the

State's No Net Loss Law. Buffer and the No Net Loss Law are discussed in more detail, below.

Priority Housing Sites

Listed below the pipeline projects on the Sites Inventory Table (Attachment A) are the properties recommended for inclusion on the housing sites inventory. There are two Tiers of properties shown, Tier 1 and Tier 2. Tier 1 properties are recommended, Tier 2 sites are included as alternative sites for reasons discussed, below. There are 59 individual Tier 1 properties that, if developed at the minimum densities specified in the Table, would result in 1,871 new housing units.

Staff recommends these properties for the sites inventory based primarily on the guidance given by the Planning Commission during the four preceding study sessions, specifically:

1. The properties are not clustered in the Heart of the City/Stevens Creek Boulevard corridor;
2. They are dispersed throughout the City, including the west side; and
3. They minimize or avoid potential displacement of existing residents through future redevelopment of the sites.

Generally, there are three major change areas in the City with over 1,360 or 73%, of the recommended units. They are:

- Stelling Gateway/Homestead (467 units) in the northwestern portion of the City;
- South De Anza (268 units) in the southwestern portion of the City; and
- North Vallco Park/Vallco Shopping District (625 units) in the northeastern portion of the City.

Buffer/No Net Loss Law

Even though only 1,497 units are needed to meet the City's RHNA by income category, once pipeline projects are accounted for, HCD recommends a "buffer" of 15-30% additional units be included in the sites inventory. The purpose of the buffer is to comply with the State's No Net Loss Law (SB 166), which requires that sufficient adequate sites are available at all times throughout the 2023-2031 RHNA planning period, for each income category. For instance, if the City were to approve a project or a series of projects at lower densities or different income levels than what is designated in the Housing Element, it could result in the City dropping below the required number of units for one or more income level categories. To prevent this from happening, HCD recommends a RHNA buffer of 15-30% but does not mandate any particular number within that range.

Some jurisdictions include buffers greater than 30%, while others have included less than 15% in their Housing Elements.

Ostensibly, a buffer at the higher end of the range will provide more assurance that sites will be consistently available at all income categories during the planning period than a lower percentage buffer. This means once pipeline projects are considered, Cupertino's remaining RHNA plus buffer would require the City to zone more than the balance of 1,497 units indicated in Table 1. The City can zone 1,871 units, which equates to a buffer of over 25%, still at the upper end of HCD's recommended range. These numbers also assume an estimated 144 additional accessory dwelling units (ADU), based at a rate of 18 per year, will be added to the City's housing stock during the 2023-2031 planning period.

Thus, when reviewing the Sites Inventory Table, the objective should be to maintain the approximate number of units that would result from the recommended Tier 1 sites at the densities specified, depending on the size of the buffer desired. The Housing Commission/Planning Commission can recommend a different buffer percentage for the Council's consideration, if it so chooses. The Commissions should keep in mind that a smaller buffer increases the risk that the City will be required to revise the Housing Element to comply with No Net Loss requirements during the 6th Cycle production period. If there are additional sites proposed to be added to the Table, such as Tier 2 sites that include properties in the Heart of the City area located near Cupertino High School, this could allow decisionmakers the ability to remove some of the Tier 1 sites or reduce minimum required site densities.

Density Considerations

The density at which sites develop, or are anticipated to develop, is important for the City to produce the required number of units. The City could adopt a strategy to require Priority Housing sites to develop at the density indicated in the Housing Element to ensure that the City achieves its goals rather than allowing them to develop at a lower density.

It is also possible that the City consider an Affordable Housing Overlay (AHO) for certain (or all) Priority Housing sites or establish a City density bonus that could be applied in addition to State density bonus law. This could allow an increase to the density of projects, if they were primarily affordable to households at lower income levels or, specifically, at income levels where the City needs to have units develop in the 2023-2031 Housing Element cycle. For Cupertino, since there needs to be an increased production of Very-Low income and Moderate income level housing, the City could consider increased density (e.g., an increase of 50%) for projects that provide a greater number of units of these income levels.

Next Steps

Once the Planning and Housing Commissions have made their 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 late July or early August 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 – Sites Inventory Table

Attachment B – Housing Affordability and Declining School Enrollment

Attachment C – EMC Memorandum

Attachment D - EMC Memo Attachment A: Sites Narrative

Attachment E - EMC Memo Attachment B: Site Map

Attachment F - Draft Resolution

Recommended Sites Inventory

PC HC 06-28-2022

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Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
P	3,536	Pipeline Projects		Pipeline Project Names								
P1		31620120 31620121	10101 N Wolfe Rd 10330 N Wolfe Rd	Vallco							0	2,402
P2		32627043	21267 Stevens Creek Blvd	Westport							0	259
P3		34216087	10625 S. Foothill Blvd	Canyon Crossing							0	18
P4		36610126 36610061	7357 Prospect Rd	Carriage House (1655 S. De Anza)							0	34
P5		32634066 32634043	10118-10122 Bandley Dr 10145 N. De Anza Blvd	Marina Food							0	206
P6		34214066 34214104 34214105	22690 Stevens Creek Blvd	Bateh Brothers							0	8
P7		35907021	10040 Bianchi Way								1	6
P8		35913019	20865 McClellan Rd								1	3
P9		316-06-058 316-06-059 316-06-060	19500 Pruneridge Ave	The Hamptons Apartment Homes							342	600
PIPELINE SUB-TOTAL											344	3,536
1	29	Creston-Pharlap										
1a	Tier 2	32616014	10033 Hillcrest Rd	Res Low 1-5	na	R1-10	na	0.64	4	4	1	-
1b	Tier 2	32616064	10190 Hillcrest Rd	Res Low 1-5	na	R1-10	na	0.53	4	4	1	-
1c		32620034	10231 Adriana Ave	Res Low 1-5	Res ML 5-10	R1-10	R1-7.5	1.42	4	8.7	1	11
1d		32616075	22273 Cupertino Rd	Res Low 1-5	Res ML 5-10	R1-10	R1-5	1.35	4	8.7	1	10
1e		32650062	10050 N Foothill Blvd	Com/Off/Res	Res Medium 10-20	P(OA)	R3	0.62	15	15	1	8
2	0	Fairgrove: There are no sites within this area that are currently recommended										
3	22	Garden Gate										
3a	Tier 2	31624016	10193 Randy Ln	Res MH 5-10	Res Medium 10-20	R1-7.5	R-1C	0.45	10	12	1	-
3b		ROW	Mary Ave site	P/Res	Res H 30>	T	P(Res)	0.75	0	30	0	22

Recommended Sites Inventory

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Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
4	5	Homestead Villa										
4a		32602063	10860 Maxine Ave	Res ML 5-10	na	R2-4.25i	na	0.71	10	10	2	5
5	0	Inspiration Heights: There are no sites within this area that are currently recommended										
6	44	Jollyman										
6a	Tier 2	35920030	20860 McClellan Rd	Res Low 1-5	Res Medium 10-20	R1-10	R1-7.5	1.27	4.35	5	0	-
6b		35905133	21050 McClellan Rd	Com/Off/Res	Res Medium 10-20	P	P(R-3)	0.78	15	30	0	23
6c	Tier 2	35919043	7540 McClellan Rd	Low Den (1-5 DU/Ac.)	Res Medium 10-20	R1-6	R1-C	0.33	5	10	1	-
6d		35920028	20920 McClellan Rd	Quasi-Public	Res H 30>	BQ	P(Res)	0.71	0	30	0	21
7	45	Monta Vista North										
7a		35606001	10857 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.73	5	20	1	13
		35606002	10867 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.69	5	20	1	12
		35606003	10877 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.25	5	20	1	4
		35606004	10887 Linda Vista Dr	Res Low 1-5	Med/High (20-35 DU/Ac)	R1-7.5	P(R-3)	0.87	5	20	1	16
7b	Tier 2	35705010	22381 McClellan Rd	Res Low 1-5	Res Medium 10-21	R1-10	R-1C	0.44	5	5	1	-
8	22	Monta Vista South										
8a		36231001	20666 Cleo Ave	Res Medium 10-20	Med/High (20-35 DU/Ac)	P(R3)	P(Res)	0.25	20	30	1	6
8b		36231030	[no address]	Res Medium 10-20	Med/High (20-35 DU/Ac)	P(R3)	P(Res)	0.23	20	30	0	6
8c		35623057	21710 Regnart Rd	Res Very Low S/D	Res Low 1-5	RHS	R1-5	1.46		5	1	7
		35623001	21710 Regnart Rd	None	Res Low 1-5	RHS	R1-5	0.15		5	0	1
8d		36638021	21530 Rainbow Dr	Res Very Low S/D		RHS	R1-7.5	0.43		3.4	1	2
9	61	North Blaney										
9a		31643009	10730 N Blaney Ave	Ind	Res H 30>	P(R2, Mini- Steel)	P(Res)	1.76	0	30	1	51
		31643008	10710 N Blaney Ave	Res Low Med 5-10	Res H 30>	R-2	P(Res)	0.37	10	30	1	10

Recommended Sites Inventory

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Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
9b	Tier 2	31643003	19986 Olivewood St	Res Medium 10-20	Res H 30>	R3	P(Res)	2.93	20	30	36	-
		31643004	10716 Rosewood Rd	Res Medium 10-20	Res H 30>	R3	P(Res)	2.59	20	30	40	-
		31643005	N Portal Ave	Res Medium 10-20	Res H 30>	R3	P(Res)	1.64	20	30	32	-
10	0	Rancho Rincondada: There are no sites within this area that are currently recommended										
11	129	South Blaney										
11a		36934053	10787 S Blaney Ave	Com/Res	Med/High (20-35 DU/Ac)	P(CG)	P(CG/Res)	0.54	15	30	0	15
		36934052	10891 S Blaney Ave	Com/Res	Med/High (20-35 DU/Ac)	P(CG)	P(CG/Res)	2.70	15	30	0	80
11b	Tier 2	36939016	20455 Silverado Ave	Com/Res	Med/High (20-35 DU/Ac)	P[CG]	P(Res)	0.23	25	30	0	-
11c		36937028	10710 S De Anza Blvd	Com/Res	Res H 30>	R2	P(CG/Res)	0.56	25	30	0	16
		36937022	20421 Bollinger Rd	Medium (10- 20 DU/Ac)	Res H 30>	R3	P(Res)	0.39	20	30	0	11
		36937023	20411 Bollinger Rd	Medium (10- 20 DU/Ac)	Res H 30>	R3	P(Res)	0.22	20	30	2	3
		36937024	20431 Bollinger Rd	Medium (10- 20 DU/Ac)	Res H 30>	R3	P(Res)	0.17	20	30	1	4
12	0	Oak Valley Neighborhood: There are no sites within this area that are currently recommended										
13	13	Bubb Road										
13a		35720044	21431 McClellan Rd	Ind/Res/Com	Res H 30>	ML-rc	P(Res)	0.47	20	30	1	13
14	0	Heart of the City - West: There are no sites within this area that are currently recommended										
15	-	Heart of the City - Crossroads										
15a	Tier 2	32634047	10125 Bandlely Dr	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	1.09	25	50	0	-
15b	Tier 2	35907006	20950 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.32	25	50	0	-
16	-	Heart of the City - Central										
16a	Tier 2	36905007	19990 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.46	25	50	0	-
16b	Tier 2	36903005	20010 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.47	25	50	0	-

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Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
16c	Tier 2	31623027	20149 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.64	25	50	0	-
17	0	City Center Node: There are no sites within this area that are currently recommended										
18	133	Heart of the City - East										
18a		36906002	10065 E Estates Dr	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.90	25	50	0	45
		36906003	10075 E Estates Dr	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.53	25	50	0	25
		36906004	10075 E Estates Dr	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	1.29	25	50	0	63
18b	Tier 2	36906007	19550 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.64	25	50	0	-

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Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
18c	Tier 2	37506007	19220 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	0.96	25	50	0	-
	Tier 2	37506006	19300 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	1.71	25	50	0	-
18d	Tier 2	37501023	19400 Stevens Creek Blvd	Com/Off/Res	Res H 30>	P(CG, Res)	P(Res)	1.20	25	50	0	-
19	27	Homestead										
19a		31604064	19820 Homestead Rd	Res Low 1-5	Res M 10-20	A1-43	P(Res)	0.44	5	15	1	6
19b		32336018	11025 N De Anza Blvd	Com/Res	Res H 30>	P(CG)	P(CG/Res)	0.42	35	50	0	21
20	440	Stelling Gateway										
20a		32607030	[no address]	Com	Res H 30>	BQ	P(Res)	0.92	15	50	0	45
20b		32609052	20916 Homestead Rd	Com	Res H 30>	P(CG)	P(CG/Res)	0.74	35	50	0	36
		32609061	20956 Homestead Rd	Com	Res H 30>	P(CG)	P(CG/Res)	1.12	35	50	0	55
		32609060	20990 Homestead Rd	Com	Res H 30>	P(Rec/Enter)	P(CG/Res)	2.75		50	0	137
20c		32607036	[no address]	Com	Res H 30>	P(CG)	P(Res)	1.74	15	50	0	86
		32607022	[no address]	Com	Res H 30>	P(CG)	P(Res)	1.64	15	50	0	81
21	8	Monta Vista Village										
21a		35719037	21730 Olive Ave	Res 10-15	na	P(Res)	na	0.58	15	15	3	5
21b	Tier 2	35717139	21685 Granada Ave	Neigh Com/Res	Res 10-15	P[CN,ML, Res 4-12]	P(Res)	0.14	12	12	1	-
21c		35717046	10141 Pasadena Ave	Res 10-15	na	P(Res)	na	0.30	15	15	2	3
22	0	North De Anza: There are no sites within this area that are currently recommended										
23	268	South De Anza										
23a		35909017	10105 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	1.00	25	30	0	30
23b		35917001	10291 S De Anza Blvd	Com/Res	Res H 30>	P(CG)	P(CG/Res)	1.32	25	30	0	38
23c	Tier 2	35918044	10619 South De Anza Blvd	Com/Res	Res H 30>	P(CG)	P(CG/Res)	0.26	25	30	0	-
23d	Tier 2	36619078	[no address]	Com/Res	Res H 30>	P(CG, Res 5- 15)	P(CG/ Res)	0.08	15	30	0	-
		36619047	1361 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 15)	P(CG/Res)	2.33	15	30	0	-
23e	Tier 2	36619081	1375 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 15)	P(CG/Res)	0.30	15	30	0	-

Recommended Sites Inventory

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Key Map ID	Tier 2/ Total Units for each Area	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (Current)	General Plan Designation (New)	Zoning Designation (Current)	Zoning Designation (New)	Parcel Size (Gross Acres)	Current Maximum Density (du/ac)	New Minimum Density (du/ac)	Existing Units	Total New Units
23f		36619053	1491 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	0.56	15	30	0	16
		36619054	1491 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	1.75	15	30	0	52
23g		36619044	1451 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	0.44	15	30	0	13
		36619045	S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	0.07	15	30	0	2
23h		36619055	1471 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	0.40	15	30	0	12
23i		36610121	1505 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	1.34	15	30	0	40
23j		36610127	1515 S De Anza Blvd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	0.86	15	30	0	25
23k		36610137	[no address]	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(CG/Res)	0.92	15	30	0	27
23l		36610054	20555 Prospect Rd	Com/Res	Res H 30>	P(CG, Res 5- 1.51)	P(Res)	0.48	15	30	0	13
24	257	Vallco Shopping District										
24a		31620088	[no address]	Reg Shopping	Res H 30>	CG	P(Res)	5.16		50	0	257
25	0	South Vallco Park: There are no sites within this area that are currently recommended										
26	368	North Vallco Park										
26a		31605050	10989 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	1.02	25	30	0	30
		31645017	10801 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	1.68	25	30	0	50
		31605056	10805 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	6.94	25	30	0	207
		31605052	10871 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	0.73	25	30	0	21
		31605053	10883 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	0.92	25	30	0	27
		31605051	10961 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	0.62	25	30	0	18
		31605072	11111 N Wolfe Rd	Com/Res	Res H 30>	P(CG, Res)	P(CG/Res)	0.54	25	30	0	15
Subtotal	1,871										138	1,871
ADUs												144
TOTAL											482	5,407
RHNA												4,588
Difference												819
Percent of RHNA												118%



Housing Affordability & Declining School Enrollment

Countywide Enrollment Trends in Public, Private, and Charter Schools – p. 2

Which Districts Are Affected? – p. 3

Connection to Housing – p. 4

What's Ahead in the Next Decade – p. 5

Your City – p. 6

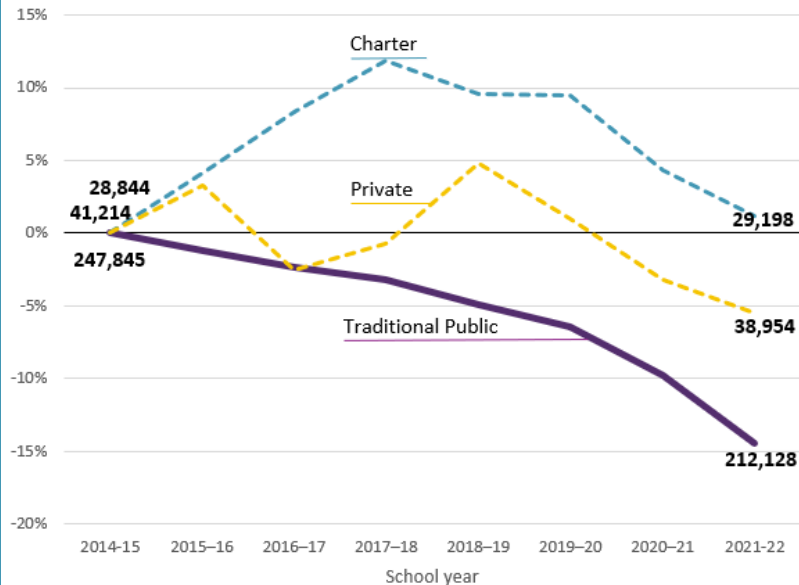
Santa Clara County Elementary Enrollment is Declining in All School Types

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Enrollment declines were widespread before the pandemic

Both public and private K-12 schools are losing students

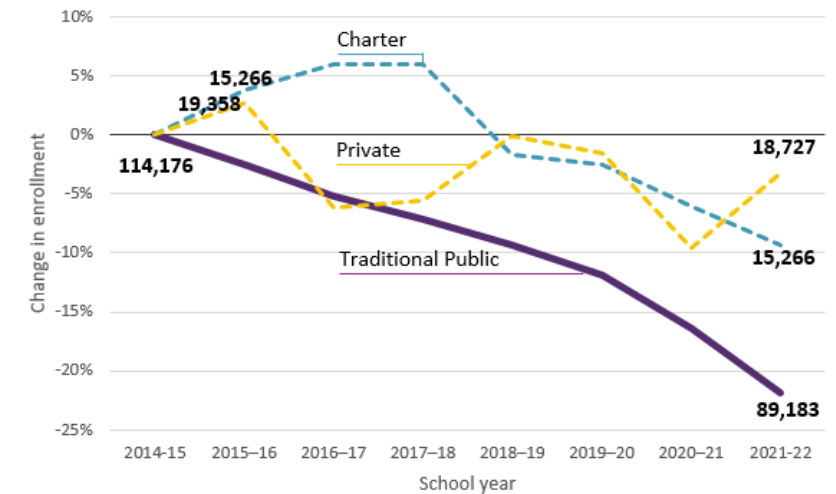
Cumulative Percent Change in Enrollment in Santa Clara County's K-12 Schools



- K-12 Enrollment has fallen 12% over the 7 years since 2014-15, a loss of more than 37,600 children.
- Elementary schools, serving younger children, are seeing larger declines.
- Enrollment declines were widespread before the pandemic began: the 2019-20 enrollment census was taken in October 2019.

Elementary school enrollment has declined across traditional public schools, charter schools, & private schools.

Cumulative Percent Change in Enrollment in Santa Clara County's Elementary Schools



From California Department of Education: Enrollment Multi-Year Summary by Grade and Private School Affidavit Information

The enrollment problem is widespread

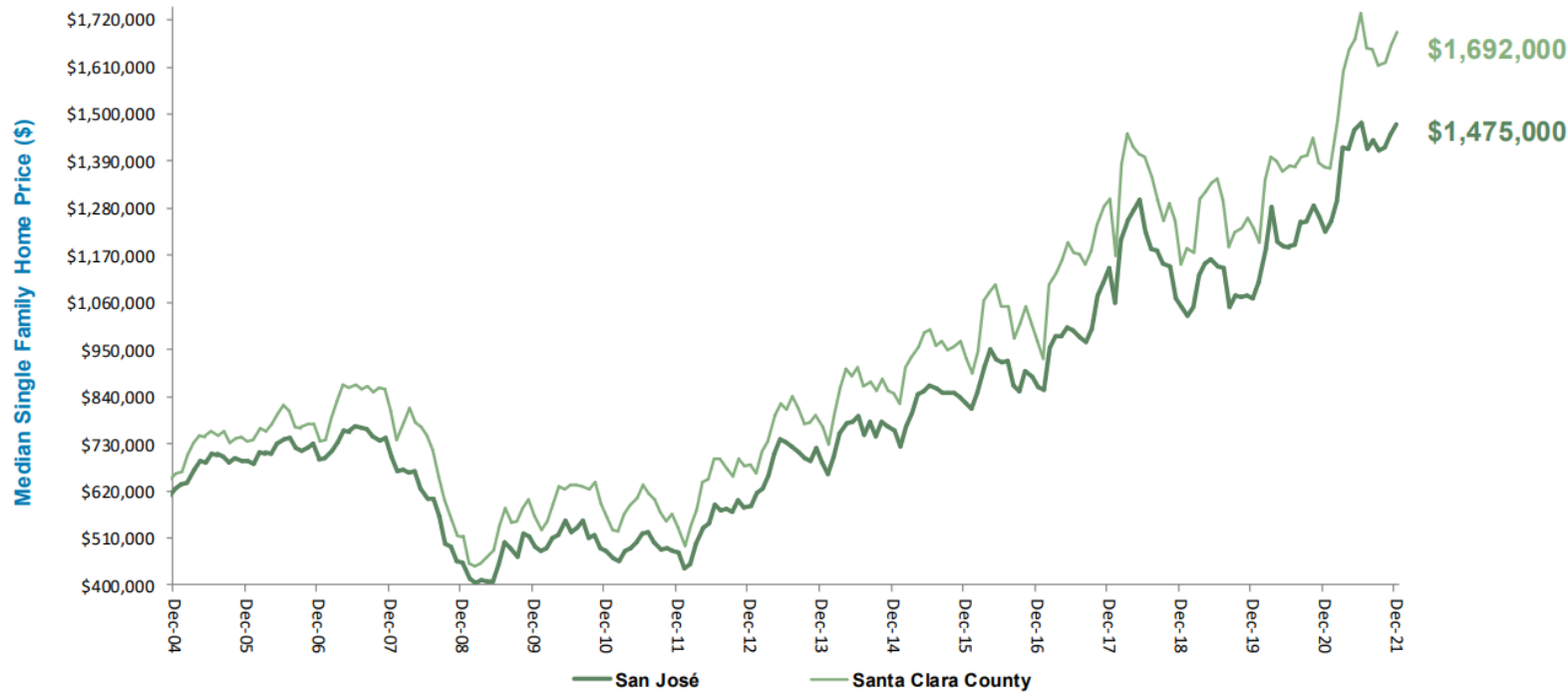
- In our public schools countywide, elementary enrollment has declined every year since 2014.
- All but one elementary district is experiencing enrollment decline - most over 20%.
- This represents a loss of almost 25,000 elementary students.
- Both wealthy school districts and school districts in lower-income communities are suffering.

From California Department of Education: [Public Schools and Districts, Enrollment Multi-Year Summary by Grade, and Free and Reduced-Price Meal Eligibility](#)

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SCC K-5 Elementary Enrollment Decline by School District	
	Cumulative 7-Year Enrollment Change
Mount Pleasant Elementary	-36%
Los Altos Elementary	-33%
Franklin-McKinley Elementary	-32%
Alum Rock Union Elementary	-32%
Evergreen Elementary	-30%
Luther Burbank	-29%
Lakeside Joint	-29%
Cupertino Union	-28%
Campbell Union	-26%
Palo Alto Unified School District	-26%
Los Gatos Union Elementary	-24%
San Jose Unified	-24%
Moreland	-23%
Saratoga Union Elementary	-22%
Sunnyvale	-21%
Oak Grove Elementary	-20%
Orchard Elementary	-18%
Berryessa Union Elementary	-17%
Loma Prieta Joint Union Elementary	-16%
Gilroy Unified School District	-15%
Santa Clara Unified School District	-15%
Mountain View Whisman	-15%
Morgan Hill Unified	-14%
Union Elementary	-4%
Milpitas Unified	-1%
Cambrian	15%

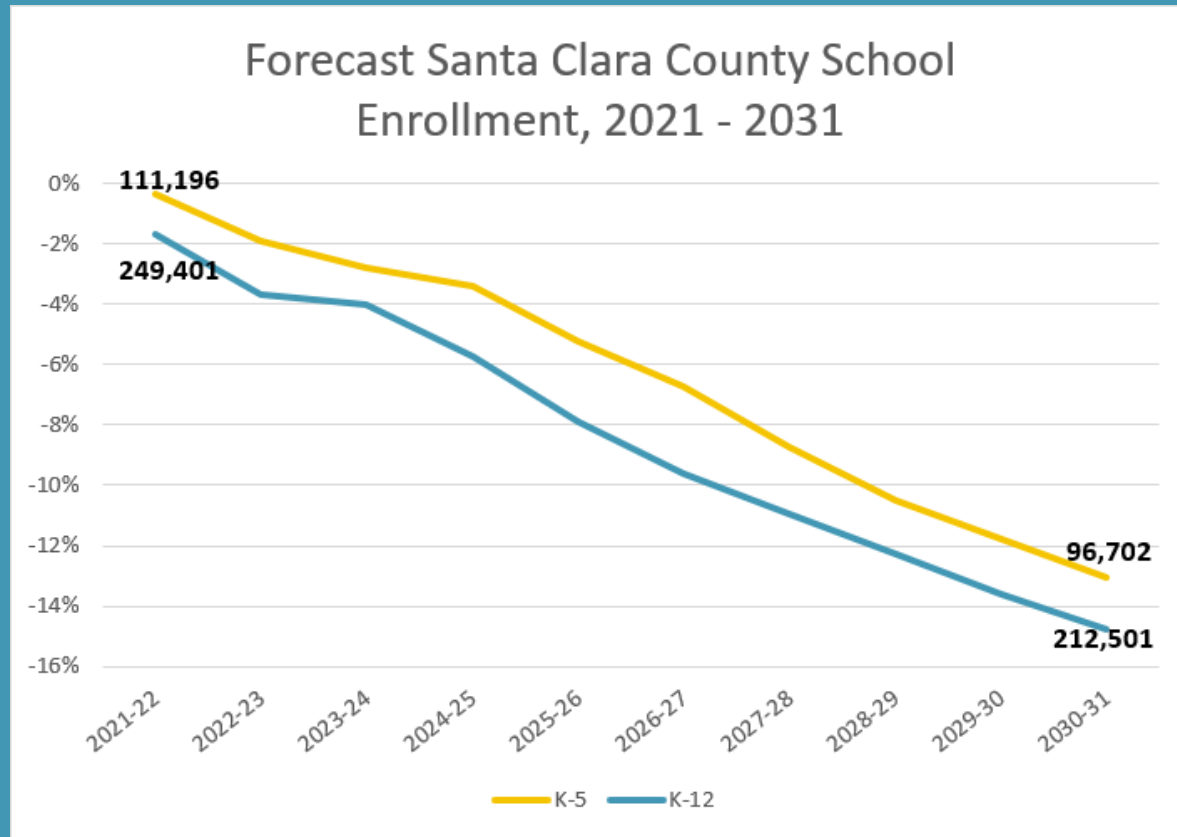
Rapid Growth in Rent and Home Prices Caused by Housing Shortage is Displacing Families



SOURCE: Santa Clara County Association of Realtors December 2021.

- Home prices have increased close to 300% in the last decade.
- Since 2012, rent has increased more than 75%.
- The housing shortage creates a market where young families are “priced out.”
- Lower and moderate income families are increasingly displaced by rising rents.

What's ahead?



Enrollment is Forecast to Continue to Decline Without New Housing

- Elementary school enrollment across traditional public, private, and charter schools will continue to decline 13% over the next decade.
- K-12 school enrollment will decline 15% over the next decade- a loss of more than 41,000 students.

From California Department of Finance: California Public K-12 Graded Enrollment and High School Graduate Projections by County — 2021 Series

A photograph of a classroom with several children sitting at desks. Some children have their hands raised, indicating they want to answer a question or participate. The scene is overlaid with a large yellow rectangle containing white text.

**What does this look like
at the city level?**

Elementary Schools in the City of Cupertino Face Declining Enrollment

Changes in Elementary School Enrollment in Cupertino Schools									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
C. B. Eaton Elementary	635	555	540	508	497	471	451	398	-37%
L. P. Collins Elementary	710	719	698	717	702	636	593	502	-29%
D. J. Sedgwick Elementary	631	644	686	676	617	554	519	439	-30%
Garden Gate Elementary	709	680	636	609	576	588	538	503	-29%
Abraham Lincoln Elementary	720	663	616	595	576	556	548	484	-33%
William Regnart Elementary	537	531	475	481	452	421	357	309	-42%
Stevens Creek Elementary	572	569	596	605	629	629	604	387	-32%
William Faria Elementary	675	693	694	691	695	691	692	651	-4%
Total Enrollment	5189	5054	4941	4882	4744	4546	4302	3673	
Annual Change		-3%	-2%	-1%	-3%	-4%	-5%	-15%	
Citywide Cumulative 6-Year Change		-3%	-5%	-6%	-9%	-12%	-17%	-29%	

From California Department of Education: [Public Schools and Districts](#) and Enrollment Multi-Year Summary by Grade

All schools in Cupertino Union School District

- Elementary enrollment has fallen every year since 2014, a total drop of 21%.
- All 8 schools have seen enrollment declines, ranging up to 42%.
- This represents a loss of 1,516 students.
- Elementary enrollment declines are higher than average for the county.



To: Joint Planning Commission & Housing Commission

From: Ande Flower, EMC Planning Group; David Masenten, ELS Architecture and Urban Design

Date: June 22, 2022

Re: Sites Inventory Recommendation

SUMMARY

This memorandum furthers the Sites Inventory process and introduces the second Balancing Act map with associated website survey pages.

ACTION REQUEST

A request for recommendation to Council for further development of a final sites list necessary for environmental review and Housing Element update draft for HCD review.

BACKGROUND

The purpose of the Housing Element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Needs Allocation (RHNA). Sites are suitable for residential development if the City's regulations (zoning and general plan) allow enough residential development to accommodate its RHNA during the Housing Element Cycle 6 planning period (2023-2031). If there are not existing sites to accommodate the RHNA for each income category, the City must identify additional sites until there are enough sites.

The total RHNA for Cupertino's existing and future housing need is 4,588 housing units, at varying levels of affordability. Cupertino's Housing Element update is expected to accommodate 1,193 very low-income units, 687 low-income units, 755 moderate-income units, and 1,953 above moderate-income units.

The sites inventory analysis is the first step in the update process because it will help us understand what kind of environmental review may be necessary. Our process must enable enough time for a potential Environmental Impact Report (EIR), and all the technical reports that accompany that effort, to be prepared and certified.

The Planning Commission initially met on January 25, 2022 to discuss the layering concepts of the following maps:

- Interested property owners for housing element sites
- Qualifying properties based upon lot size
- Potential housing opportunity sites

- Corridor idea sites for future housing consideration
- Cupertino housing simulator maps, tables, and comments

The Planning Commission met for three additional study sessions on February 22, 2022, April 26, 2022, and May 24, 2022 (without EMC consultation) to further discuss a refined number of sites related to the following criteria:

- Interested property owners for housing element sites
- Deeper analysis for qualifying properties according to Planning Commission goals to balance east-west distribution of sites, minimize displacement, reduce up-zoning, and support declining school enrollment.

DISCUSSION

A revised table of sites is included as an attachment to this memorandum to be used as further discussion and as resources to use in tandem with the Cupertino Housing Simulator 2.0 release. Review and consideration of this list of sites by Planning Commissioners will guide staff's approach to presenting this information for Council review.

TIERS FOR SITES

Tier 1 is the default for all sites within the current Sites List, except for the Pipeline Projects and the Tier 2 sites. Through analysis, City Staff review, and Planning Commission guidance, the initial Sites list has transformed from nearly 400 sites to this refined list of 16 Pipeline Project parcels (those with entitlements), 58 Tier 1 parcels, and 23 Tier 2 parcels, for a total of 98 parcels (including Pipeline sites) for consideration with the Sites Inventory List. Tier 2 sites may be added back to the primary list or remain as secondary options for Council consideration.

BUFFER

A buffer to the initial RHNA (Regional Housing Needs Allocation) number is recommended by HCD:

To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, it is recommended the jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

We are presenting options within the Balancing Act map, to enable the user to select either buffers that relate to the full RHNA of 4,588 units; or to instead select a buffer absent the Pipeline Projects, which projects with entitlements, and only in need of building permits to move forward with construction. HCD is requiring demonstrable evidence that sites are reasonably expected to be built within the eight-year Housing Element cycle. We have yet to secure letters from all Pipeline Project property owners stating their intention to build their projects by 2031, but are in the process of doing so and expect to have responses from the property owners confirming their intent to proceed with their respective projects.

The lower income RHNA is the specific need that is addressed through the No Net Loss program. We have initiated our analysis for addressing affordability as it relates to sites. Certainly, programs and policies will

be essential in Cupertino for low and very-low-income units to successfully be built. The general strategy is for affordable units to be distributed throughout the city.

DENSITY

Changes to density for sites may need to exceed the number shown with the attached tables and maps. This is because HCD will not accept a maximum density allowance as a proxy for reasonable anticipated development of the site. The revised table of sites shows minimum densities for each site and bases development of the site on the acreage and minimum density shown.

NO NET LOSS

The buffer is intended to assist Cities into the future, establishing a “bench” of potential additional housing sites that may be eligible to meet affordable housing criteria. It enables staff to report out such flexibility to HCD and can avoid the potential for urgent re-zoning during the mid-cycle of the planning period. The following is HCD guidance:

To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites according to the No Net Loss Law if a jurisdiction rezones a site or if the jurisdiction approves a project at a different income level than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the site inventory. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

If the approval of a development at a lower residential density results in the remaining sites capacity becoming inadequate to accommodate the RHNA by income category, a jurisdiction has up to 180 days from the approval to identify, or rezone, “sufficient additional, adequate, and available sites” to accommodate the remaining RHNA for each income category. <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-166-final.pdf>

CONSIDERATIONS FOR NEXT STEPS

Owners of 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 might like to become a potential Housing Element site. Property owners of any size interested in constructing additional housing units on their site, can sign-up to have their property included in this Sites List at <https://rb.gy/2mz5eq>. This list will continue to impact the draft update throughout the life of this process. Property owner participation is invaluable for demonstrating the reasonableness that a site may be developed by 2031.

GENERAL TIMELINE

Following compilation of a Council-approved Sites Inventory List, the CEQA process will be initiated.

We will then provide a full early draft document for HCD review, with a 30-day public review period. The sooner we can bring a rough draft to HCD's attention, the better guidance our team will have in keeping our process on track to meet certification deadlines.

PUBLIC ENGAGEMENT OPPORTUNITIES

Website surveys and a refreshed Balancing Act are available on the Housing Element website for public comments. On the Engage Cupertino website, individual area pages have more information about each site and an opportunity to provide feedback. Comments are welcomed before July 12, 2022 at these locations:

Balancing Act Mapping (Housing Simulator):

<https://city-of-cupertino.abalancingact.com/cupertino-housing-element-part-ii?preview=35e1474dd85aa08e9f1f533ee06bf4c5>

Engage Cupertino Housing Website Surveys:

<https://engagecupertino.org/hub-page/housing-element>

Information will be collated after two weeks, with the initial capture of public comments ending on Tuesday July 12, 2022, so that it may be incorporated with a City Council agenda packet. All comments will then be collated and shared with decision-makers. These channels for comments will remain open beyond that date, and all comments will be incorporated into the public record for this Housing Element update.

ATTACHMENTS:

Attachment A: Sites Narrative

Attachment B: Sites List

Attachment C: Sites Map



Cupertino Sites Overview

Cupertino has identified 25 areas that were studied for potential Housing Opportunity Sites. Of these, capacity for future housing is reasonably anticipated to be accommodated in the following 17 areas of the city. This is a live list of sites, and better informed with community comments and discussion participation. On the [Engage Cupertino website](#), individual area pages have more information about each site and an opportunity to provide feedback.

Balancing Act Mapping (Housing Simulator):

<https://city-of-cupertino.abalancingact.com/cupertino-housing-element-part-ii?preview=35e1474dd85aa08e9f1f533ee06bf4c5>

Engage Cupertino Housing Website Surveys:

<https://engagecupertino.org/hub-page/housing-element>

Area P: Pipeline Projects

Pipeline projects are those that have the highest likelihood of being constructed within the 8-year Housing Element cycle. The following projects have received planning entitlements, so that the primary permit needed prior to construction is a building permit.

RHNA - Pipeline Projects = Sites Inventory need
4,588 units - 3,563 units = 1,025 units needed (+ buffer)

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Table 1: Pipeline Projects

Project #	Parcel Number	Address or Intersection	Total Net New Units
P1	31620120 31620121	10101 N Wolfe Rd (the Rise)	2,402
P2	32627043	21267 Stevens Creek Blvd	259
P3	34216087	10625 S. Foothill Blvd	18
P4	36610126 36610061	7357 Prospect Rd	34
P5	32634066 32634043	10118-10122 Bandley Dr 10145 N. De Anza Blvd	206
P6	34214066 34214104 34214105	22690 Stevens Creek Blvd	8
P7	35907021	10040 Bianchi Way	6
P8	35913019	20865 McClellan Rd	3
P9	316-06-058 316-06-059 316-06-060	19500 Pruneridge Ave	600
Total number of Pipeline Projects			3,536 units

Areas with NO specific sites anticipated to accommodate housing:

Neighborhood Area 2: Fairgrove

Neighborhood Area 5: Inspiration Heights

Neighborhood Area 10: Rancho Rincondada

Neighborhood Area 12: Oak Valley Neighborhood

Special Area 15 : Heart of the City - West

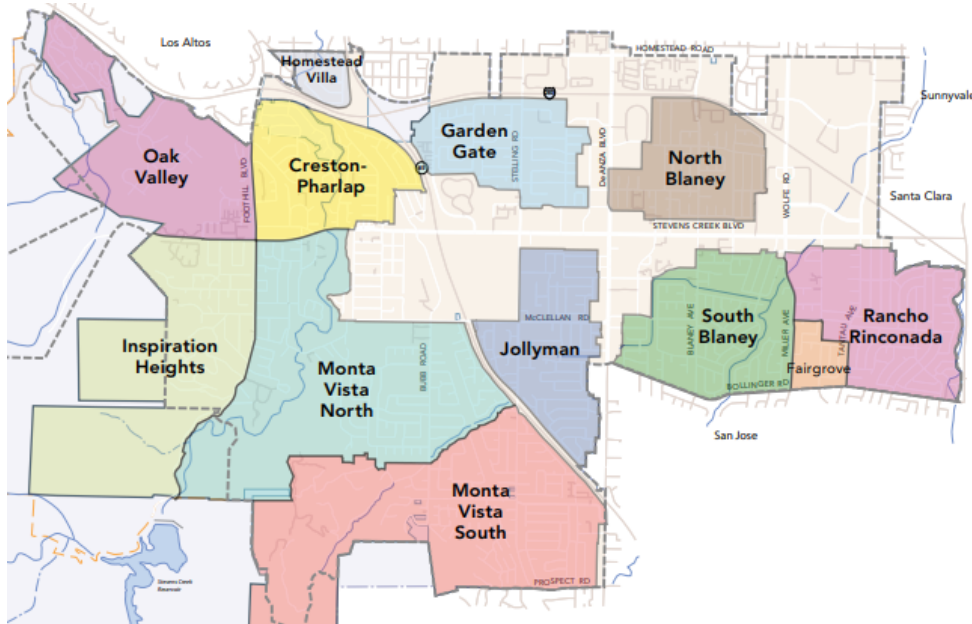
Special Area 17 : City Center Node

Special Area 22 : North De Anza

Special Area 25 : South Vallco Park

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Potential Sites within Neighborhood & Special Areas anticipated to accommodate housing:

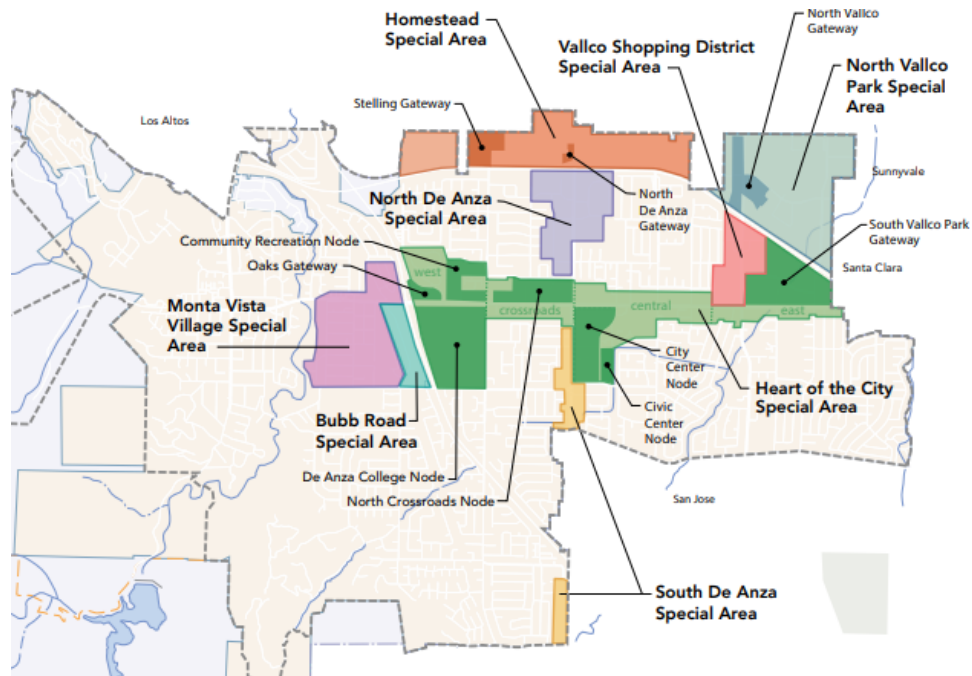


Neighborhoods are areas where future changes are expected to be minimal.

Table 2: Comparison of Neighborhood Areas and anticipated future housing units

Neighborhood Area	Number of Units
1: Creston-Pharlap	29
3: Garden Gate	22
4: Homestead Villa	5
6: Jollyman	44
7: Monta Vista North	45
8: Monte Vista South	22
9: North Blaney	61
11: South Blaney	129
Total number of Neighborhood Units	357

Cupertino Planning Commission & Housing Commission Sites Inventory Review



Special Areas are typically regulated with Specific Plans and are expected to transition over the life of the General Plan.

Table 3: Comparison of Special Areas and anticipated future housing units

Special Area	Number of Units
13: Bubba Road	13
15: Heart of the City - Crossroads	0
16: Heart of the City - Central	0
18: Heart of the City - East	133
20: Stelling Gateway	440
21: Monta Vista Village	8
23: South De Anza	268
24: Vallco Shopping District	257
26: North Vallco Park	368
Total number of Special Area Units	1,487

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Tier 1: is the default status for all sites listed with potential housing units. Current Tier 1 total units (Neighborhood Areas + Special Areas) = 1,871 units.

Tier 2: represents sites that may be selected for inclusion with Tier 1.

Buffers are recommended by HCD because they assist City staff with meeting No Net Loss requirements, specifically to meet low and very low affordable housing unit allocations.

Visit the following link to correlate density numbers with housing types, specifically in relation to "Missing Middle" housing options:

(<https://missingmiddlehousing.com/types>).

Neighborhood Area 1: Creston-Pharlap

The Creston-Pharlap neighborhood is a single- family residential area that includes the last remaining unincorporated pocket within the Cupertino urban service area.

Site 1a: 10033 Hillcrest Road

Tier 2 Potential Additional Site. 10033 Hillcrest Rd. Parcel #: 32616014.

Creston-Pharlap Neighborhood.

- Current General Plan Designation Res Low 1-5
- New General Plan re-Designation Res ML 5-10
- Current zoning designation R1-10
- Proposed new zoning designation may be R1-5

The parcel size in gross acres is 0.64. There is no proposed change to density. This is a Tier 2 site with no new units anticipated with initial analysis. Max building height(stories) are two. Owner interest.

Site 1b: 10190 Hillcrest Road

Tier 2 Potential Additional Site 10190 Hillcrest Road. Parcel #: 32616064.

Creston-Pharlap Neighborhood.

- Current General Plan Designation Res Low 1-5
- New General Plan re-designation Res ML 5-11
- Current Zoning Designation R1-10
- New Zoning designation R1-6

The parcel size in gross acres is 0.53. There is no proposed change to density. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be two.

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Site 1c: 10231 Adriana Ave

10231 Adriana Ave. Parcel #: 32620034. Creston-Pharlap Neighborhood.

- Current General Plan Designation Res Low 1-5
- New General Plan Re-Designation Res 1-7.5
- Current Zoning designation R1-10
- New Zoning Designation R1-5

The parcel size in gross acres is 1.42. The New density (du/ac) may be 5. There is 1 existing unit and the net added units may equal 11. The maximum building height (stories) would be two. Rationale for density change is because it is a large site.

Site 1d: 22273 Cupertino Road

22273 Cupertino Road. Parcel #: 32616075. Creston-Pharlap Neighborhood.

- Current General Plan Designation Res Low 1-5
- New General Plan Re-designation Res ML 5-10
- Current zoning designation R1-10
- New zoning designation R1-5

The parcel size in gross acres is 1.35. The New density (du/ac) may be 5. Existing unit is 1. Net new units may equal 10. The maximum building height (stories) would be two. Rationale for density change is because it is a large site.

Site 1e: 10050 N Foothill Blvd

10050 N Foothill Blvd. Parcel #: 32650062. Creston-Pharlap Neighborhood.

- Current General Plan designation Com/Off/res
- New General Plan re-designation Res medium 10-20
- Current zoning designation P (OA)
- New zoning designation R3

The parcel size in gross acres is 0.62. The New density (du/ac) may be 15. Existing unit is 1. Net new units may equal 8. The maximum building height (stories) would be three.

Neighborhood Area 2: Fairgrove

There are no sites within this area that are currently recommended.

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Neighborhood Area 3: Garden Gate

The Garden Gate neighborhood is predominantly defined by single-family residential homes with pockets of duplexes and apartments, including the Villages of Cupertino apartment site. This area is served by several amenities including shopping and employment opportunities along Stevens Creek and De Anza Boulevards, Garden Gate Elementary, the YMCA, Memorial Park and the Quinlan Community Center.

Site 3a: 10193 Randy Ln

Tier 2 Potential Additional Site: 10193 Randy Ln. Parcel #: 31624016. Garden Gate.

- Current General Plan designation Res MH5-10
- New General Plan re-designation Res Medium 10-20
- Current zoning designation R1-7.5
- New zoning designation R-1C

The parcel size gross acres 0.45. New density (du/ac) may be 12. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be two. Rationale for density change is because it matches density of lot to rear.

Site 3b: Right- of- Way, Mary Ave Site.

Portion of Mary Ave Right-of-way. Garden Gate Neighborhood.

- Current General Plan Designation P/Res
- New General Plan re-designation Res H 30>
- Current zoning designation T
- New Zoning designation P (Res)

The parcel size in gross acres is 0.71. The New density (du/ac) may be 40. There are no existing units, and new units may equal 22. The maximum building height (stories) would be five. Rationale for density change is to recognize opportunity for affordable housing within the un-utilized ROW.

Neighborhood Area 4: Homestead Villa

The Homestead Villa neighborhood includes a mixture of traditional single family homes, clustered homesites, townhomes, condominiums and duplexes that is also served by the Homestead Crossing neighborhood center.

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Site 4a: 10860 Maxine Ave.

10860 Maxine Ave. Homestead Villa. Parcel #: 32602063.

- Current General Plan Designation Res ML 5-10
- New General Plan Re-designation is not available
- Current zoning designation R2-4.25i
- Proposed new zoning designation may be not available.

The parcel size in gross acres is 0.71. New density (du/ac) may be 5. There are zero existing units. The maximum building height (stories) would be two.

Neighborhood Area 5: Inspiration Heights has none.

There are no sites within this area that are currently recommended.

Neighborhood Area 6: Jollyman

The Jollyman neighborhood is predominantly defined by single-family residential homes but also includes fourplexes, townhomes and apartments. Jollyman Park and Faria Elementary School are also located in the Jollyman Neighborhood.

Site 6a: 20860 McClellan road

Tier 2 Potential Additional Site: 20860 McClellan Road. Parcel #: 35920030. Jollyman Neighborhood.

- Current General Plan designation Res Low 1-5.
- New General Plan re-designation Res Medium 10-20
- Current zoning designation R1-10
- New zoning designation R1-7.5

The parcel size in gross acres is 1.27. New density (du/ac) may be five. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be two. The rationale for density change is pending application review. Owner interest.

Site 6b: 21050 McClellan Road

21050 McClellan Road. Parcel #: 35905133. Jollyman Neighborhood.

- Current General Plan designation COM/Off/Res
- New General Plan re-designation Res Medium 10-20
- Current zoning designation P
- New zoning designation P(R-3)

The parcel size in gross acres is 0.78. New density (du/ac) may be 30. Existing unit is one. Net new units is 23. The maximum building height (stories) would be four.

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The rationale for density change is because it is within a high-transit corridor, neighboring high density, and because it is a large site. Owner interest.

Site 6c: 7540 McClellan Road

Tier 2 Potential Additional Site: 7540 McClellan Road. Parcel #: 35919043.
Jollyman Neighborhood.

- Current General Plan designation Low Den (1-5 DU/Ac.)
- New General Plan re-designation res Medium 10-20
- Current zoning designation R1-6
- New zoning designation R1-C

The parcel size in gross acres is 0.33. New density (du/ac) may be ten. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be two. Rationale for density change is high-transit corridor.

Site 6d: 20920 McClellan Road

20920 McClellan Road. Parcel #: 35920028. Jollyman Neighborhood.

- Current General Plan designation Quasi-Public
- New General plan re-designation Res H 30>
- Current zoning designation BQ
- New zoning designation P(Res)

The parcel size in gross acres is 0.71. New density (du/ac) may be 30. Existing unit is zero. Net new units may equal twenty-one. The maximum building height (stories) would be four. The rationale for density change is because it is within a high-transit corridor and because it is a large site.

Neighborhood Area 7: Monta Vista North

The Monta Vista North neighborhood is primarily single-family homes that also encompasses the tri-school area of Lincoln Elementary School, Kennedy Middle School and Monta Vista High School, and also includes community facilities such as Blackberry Farm, McClellan Ranch Preserve, Linda Vista Park and Stevens Creek County Park.

Site 7a: Linda Vista Dr.

10857, 10867, 10877, & 10887 Linda Vista Dr.

Parcel #: 35606001, -002, -003, -004. Monta Vista North.

- Current General Plan designation Res Low 1-5

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- New General Plan re-designation Med/High (20-35 DU/Ac)
- Current zoning designation R 1-7.5
- New zoning designation P(R-3)

The parcel size in gross acres is 2.54. New density (du/ac) may be 20. Existing unit is zero. Net new units may equal forty-five. The maximum building height (stories) would be three. Rationale for density change is because it is within a self-enclosed cul de sac and because it is a large site. Owner interest.

Site 7b: 22381 McClellan Road.

Tier 2 Potential Additional Site: 22381 McClellan Road. Parcel #: 35705010. Monte Vista North.

- Current General Plan designation Res Low 1-5
- New General Plan re-designation Res Medium 10-21
- Current zoning designation R1-10
- New zoning designation R-1C

The parcel size in gross acres is 0.44. There is no proposed change to density. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be two. Owner interest.

Neighborhood Area 8: Monta Vista South

The Monta Vista South neighborhood is combined with hillside development in the west while the east side is on the valley floor and is developed in a more traditional residential subdivision pattern with lots generally 6,000 square feet in size. The 37-acre Seven Springs Ranch that was listed on the California Register of Historic Places is located on the southern edge of this area.

Site 8a: 20666 Clea Ave.

20666 Cleo Ave. Parcel #: 36231001. Monta Vista South.

- Current General Plan designation res medium 10-20
- New General Plan re-designation Med/High (20-35 DU/ac)
- Current zoning designation P(R3)
- New zoning designation P(res)

The parcel size in gross acres is 0.25. New density (du/ac) may be 30. Existing unit is one. Net new units may equal six. The maximum building height (stories) would be four. Rationale for density change is that it would be compatible with adjacent density. Owner interest.

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Site 8b: No address.

No address. Parcel #: 36231030. Monte Vista South.

- Current General Plan designation is Res Medium 10-20
- New General Plan re-designation Med/High (20-35 DU/Ac)
- Current zoning designation P (R3)
- New zoning designation P(Res)

The parcel size in gross acres is 0.23. New density (du/ac) may be 30. Existing unit is zero. Net new units may equal six. The maximum building height (stories) would be four. Rationale for density change is adjacent to Hwy 85.

Site 8c: 21710 Regnart Road

21710 Regnart Road. Parcel #: 35623057, 01. Monte Vista South.

- Current General Plan designation Res very Low S/D
- New General Plan re-designation Res Low 1-5
- Current zoning designation RHS
- New zoning designation R1-5

The parcel size in gross acres is 1.61. New density (du/ac) may be five. Existing unit for parcel -057 is one. Existing unit for parcel -001 is zero. Net new units may equal 8. The maximum building height (stories) would be two. Rationale for density change is a large site: similar density adjacent. Owner interest.

Site 8d: 21530 Rainbow Dr.

21530 Rainbow Dr. Parcel #: 36638021. Monte Vista South.

- Current General Plan designation Res Very Low S/D
- New General plan re-designation is not available
- Current zoning designation RHS
- New zoning designation R1-7.5

The parcel size in gross acres is 0.43. New density (du/ac) may be 3.4. Existing unit is one. Net new units may equal two. The maximum building height (stories) would be two. Owner interest.

Neighborhood Area 9: North Blaney

The North Blaney neighborhood is predominantly defined by single-family residential homes with duplexes, townhomes and apartments closer to the freeway. Collins Elementary School and Lawson Middle School are also located in this Neighborhood.

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Site 9a: North Blaney

10730 N. Blaney Ave. 10710 N Blaney Ave. Parcels # 31643009 and 31643008.
The net added units may equal 61. Max building height stories are five. Rationale for density change is because it is close to Hwy 280; significant increase in density offsets loss of existing high-density housing; and because it is a large site.

Site 9b: Olivewood St., Rosewood Rd., N Portal Ave.

Tier 2 Potential Additional sites:

19986 Olivewood St. Parcel # 31643003.

10716 Rosewood Road. Parcel #31643004

N. Portal Ave. Parcel # 31643005

10730 N. Blaney Ave. Parcel # 31643009

10710 N. Blaney Ave. Parcel # 31643008

- Current General Plan designation res Medium 10-20
- -009 current General Plan designation ind.
- All parcels new General Plan re-designation Res H 30>
- Current Zoning designation R3
- Current zoning designation for -009 P (R2, Mini-Star)
- New zoning designation P(res)

The parcel size in gross acres is 9.29. New density (du/ac) may be 30.

These sites are Tier 2, with no new units anticipated with initial analysis. Max building height stories are five. Rationale for density change is because it is close to Hwy 280; significant increase in density offset loss of existing high-density housing; and because it is a large site. Owner interest.

Neighborhood Area 10: Rancho Rincondada

There are no sites within this area that are currently recommended.

Neighborhood Area 11: South Blaney

This neighborhood is defined by single-family residential homes served by several amenities including proximity to the Cupertino Library and two large parks: Wilson Park and Creekside Park. The De Anza Plaza Shopping Center is located here as well as Eaton Elementary School. Housing types located in this neighborhood include townhomes and duplexes that line Miller Avenue and Bollinger Road.

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Site 11a South Blaney

10787 S. Blaney Ave. Parcel #: 26934053. South Blaney neighborhood.

10891 S. Blaney Ave. Parcel #: 26934052

- Current General Plan designation Com/Res
- New General Plan re-designation Med/High (20-35 DU/Ac)
- Current zoning designation P(CG)
- New zoning designation P(Res)

The parcel size in gross acres is 3.24. New density (du/ac) may be 30. Existing unit is zero. Net new units is 95. The maximum building height (stories) would be four. Rationale for destiny change is surrounded on three sides by small-lot SFD; and because it is a large site. Owner interest.

Site 11b: 20455 Silverado Ave

Tier 2 Potential Additional Sites: 20455 Silverado Ave. Parcel #: 36939016. South Blaney neighborhood.

- Current General Plan Designation Com/Res
- New General Plan re-designation Med/high (20-35 DU/ac)
- Current zoning designation P[CG]
- New zoning designation P(Res)

The parcel size in gross acres is 0.23. New density (du/ac) may be 30. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be four. Rationale for density change is proximity to commercial. Owner interest.

Site 11c: South Blaney

10710 S. De Anza Blvd. Parcel #: 36937028.

20421 Bollinger Road. Parcel #: 36937022.

20411 Bollinger Road. Parcel #: 36937023

20431 Bollinger Road. Parcel #: 36937024.

South Blaney neighborhood.

- -7028 Current General Plan designation Com/res
- -7022, 7023, 7024 current General Plan designation Medium (10-20 DU/Ac)
- New General Plan re-designation Res H> 30
- -7028 Current zoning designation R2
- -7022,7023,7024 current zoning designation R3
- New zoning designation P(Res)

The parcel size in gross acres is 1.34. New density (du/ac) 40.

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- 7028 existing units are zero.
- 7022 existing units are zero.
- 7023 existing units are two.
- 7024 existing units are one.

Net new units may equal 34.

- 7028 total new units may equal 16 units.
- 7022 total new units may equal 11 units.
- 7023 total new units may equal 3.
- 7024 total new units may equal 4.

The maximum building height (stories) would be five. The rationale for density change is because it is in a high transit corridor, because it is a large site, surrounded by commercial; and adjacent to the city limit.

Neighborhood Area 12: Oak Valley Neighborhood

There are no sites within this area that are currently recommended.

Special Area 13: Bubb Road

The Bubb Road Special Area is approximately 30 acres in size and consists primarily of low-rise industrial and research and development uses.

Site 13a: 21431 McClellan Road

21431 McClellan Road. Parcel #: 35720044. Bubb Road Special Area.

- Current General Plan designation Ind/Res/ Com
- New General Plan re-designation Res H 30>
- Current zoning designation ML-rc
- New zoning designation P(Res)

The parcel size in gross acres is 0.47 New density (du/ac) may be 40. Existing unit is one. Net new units may equal 13. The max building height (stories) are five. Rationale for density change is that it is close to Hwy 85 and adjacent to commercial. Owner interest.

Special Area 14: Heart of the City West

There are no sites within this area that are currently recommended.

Area 15: Heart of the City-Crossroads

The Heart of the City Specific Plan provides specific development guidance for one of the most important commercial corridors in the City of Cupertino, for the

Cupertino Planning Commission & Housing Commission Sites Inventory Review

purpose of creating a greater sense of place and community identity in Cupertino. The plan contains streetscape design, development standards and design guidelines for multi-unit residential and commercial/office projects.

Site 15a: 10125 Bandley Dr.

Tier 2 Potential Additional Site: 10125 Bandley Dr. Parcel #: 3263407. Heart of City- Crossroads.

- Current General Plan designation Com/off/res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res)
- New zoning designation P (Res)

The parcel size in gross acres is 1.09. New density (du/ac) may be 50. This is a Tier 2 site with no new units anticipated with initial analysis. The max building height (stories) are eight. Rationale for density change is that it is a high transit corridor; Heart of the City; and because it is a large site.

Site 15b: 20950 Stevens Creek Blvd

Tier 2 Potential Additional Site. 20950 Stevens Creek Blvd. Parcel #: 35907006. Heart of City- Crossroads

- Current General Plan designation Com/off/res
- New General Plan re-designation res H 30>
- Current zoning designation P(CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is 0.32. New density (du/ac) may be 50. This is a Tier 2 site with no new units anticipated with initial analysis. The max building height (stories) are eight. Rationale for the density change is that it is a high transit corridor; Heart of the City. Owner interest.

Special Area 16: Heart of the City-Central

The Heart of the City Specific Plan provides specific development guidance for one of the most important commercial corridors in the City of Cupertino, for the purpose of creating a greater sense of place and community identity in Cupertino. The plan contains streetscape design, development standards and design guidelines for multi-unit residential and commercial/office projects.

Cupertino Planning Commission & Housing Commission Sites Inventory Review

Site 16a: 19990 Stevens Creek Blvd.

Tier 2 Potential Additional Site: 1000- Stevens Creek Blvd. Parcel #: 36905007.

Heart of the City- Central Area.

- Current General Plan designation Com/Off/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P9CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is 0.46. The New density (du/ac) may be 50. This is a Tier 2 site with no new units anticipated with initial analysis. The max building height (stories) are eight. Rationale for density change is a high transit corridor; Heart of the City.

Site 16b: 20010 Stevens Creek Blvd

Tier 2 Potential Additional site: 20010 Stevens Creek Blvd. Parcel #: 36903005.

Heart of the City- Central Area.

- Current General Plan designation Com/Off/res
- New General Plan re-designation Res H 30>
- Current zoning designation P (CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is 0.47. The New density (du/ac) may be 50. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be eight. The rationale for density change is because it is in a high transit corridor, and because it is a Heart of the City. Owner interest.

Site 16c: 20149 Stevens Creek Blvd.

Tier 2 Potential Additional Site: 20149 Stevens Creek Blvd. Parcel #: 31623027.

Heart of the City- Central Area.

- Current General Plan designation Com/off/res
- New General Plan re-designation Res H 30>
- Current zoning designation P (CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is 0.64. The New density (du/ac) may be 50. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) would be eight. The rationale for density change is because it is in a high transit corridor, and because it is a Heart of the City; and because it is a large site. Owner interest.

Special Area 17: City Center Node had no sites.

There are no sites within this area that are currently recommended.

Special Area 18: Heart of the City-East

The Heart of the City Specific Plan provides specific development guidance for one of the most important commercial corridors in the City of Cupertino, for the purpose of creating a greater sense of place and community identity in Cupertino. The plan contains streetscape design, development standards and design guidelines for multi-unit residential and commercial/office projects.

Site 18a: 10065 E Estates Dr

10065 & 10075 E. Estates Dr. Parcels #: 36906002, 6003, 6004. Heart of the City-East Area.

- Current General Plan designation Com/off/res
- New General Plan re-designation Res H 30 >
- Current zoning designation P(CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is three. The New density (du/ac) may be 50. Existing unit is zero. Net new units 133.

Total new units at 6002 may be: 45

Total new units at 6003 may be: 25

Total new units at 6004 may be : 63

The maximum building height (stories) would be eight.

Site 18b: 19550 Stevens Creek Blvd.

Tier 2 Potential Additional Site: 19550 Stevens Creek Blvd. Parcel # 36906007.

- Current General Plan designation Com/off/res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res)
- New zoning designation P(Res)

This is a Tier 2 site with no new units anticipated with initial analysis. Max building height (stories) is eight. Rationale for density change is that it is a high transit corridor; Heart of the City; and because it is a large site.

Site 18c: 19220 Stevens Creek Blvd. Heart of City-East

Tier 2 Potential Additional Sites: 19220 Stevens Creek Blvd. Parcel #: 37506007 & 19300 Stevens Creek Blvd. -37506006

Cupertino Planning Commission & Housing Commission Sites Inventory Review

- Current General Plan designation Com/off/res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is three. The new density (du/ac) 50. This is a Tier 2 site with no new units anticipated with initial analysis. Max building height (stories) is eight. Rationale for density change is that it is a high transit corridor; Heart of the City; and because it is a large site. Owner interest.

Site 18d: 19400 Stevens Creek Blvd

Tier 2 Potential Additional Site: 19400 Stevens Creek Blvd. Parcel #: 37501023. Heart of the City East.

- Current General Plan designation Com/Off/Res
- New General plan re-designation Res H 30>
- Current zoning designation P (CG, Res)
- New zoning designation P (Res)

The parcel size in gross acres is 1.20. The New density (du/ac) may be 50. This is a Tier 2 site with no new units anticipated with initial analysis. The maximum building height (stories) are eight. The rationale for density change is because it is in a high transit corridor. Owner interest.

Special Area 19: Homestead

The Homestead Special Area is a major mixed- use corridor with a series of neighborhood commercial centers and multi-family housing.

Site 19a: 19820 Homestead Road

19820 Homestead Rd. Parcel #: 31604064. Homestead Area.

- Current General Plan designation Res Low 1-5
- New General Plan re-designation is a no
- Current zoning designation is BQ
- Proposed new zoning designation may be R1-5

The parcel size in gross acres is 0.44. The new density (du/ac) is five. Existing unit is zero. The Net new units may equal two. The maximum building height (stories) are two. Owner interest.

Site 19b: 11025 N De Anza Blvd

11025 N De Anza Blvd. Parcel #: 32336018. Homestead Area.

- Current General Plan designation is Com/res

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- New General Plan re-designation Res H 30>
- Current zoning designation P (CG, Res)
- New zoning Designation P (Res)

The parcel size in gross acres is 0.42. New density (du/ac) may be 50. There are no existing units and the net added units may equal 21. The max building building height (stories) are eight. Rationale for density change is because it is close to Hwy 280 interchange; high-transit corridor; adjacent commercial. Owner interest.

Special Area 20: Stelling Gateway

Stelling Gateway, which consists primarily of commercial and residential uses, is located in this area within the Homestead Planning Area, at the intersection of Homestead and Stelling Roads.

Site 20a: No address

No address. Parcel #: 32607030. Stelling Gateway.

- Current General Plan designation is Com
- New General Plan re-designation Res H 30>
- Current zoning designation BQ
- New zoning designation P(Res)

The parcel size in gross acres is 0.92. New density (du/ac) may be 50. There are no existing units and the net added units may equal 45. The max building height (stories) may be eight.

Site 20b: Homestead Road

20916, 20956, 20990 Homestead Road. Parcel #: 32609052- , -9061. Stelling Gateway.

- Current General Plan Designation is Com
- New General Plan re-designation is Res H 30>
- Current zoning designation is P (CG)
- New zoning designation P(Res)

The parcel size in gross acres is 4.61. New density (du/ac) may be 50. There are no existing units and the net added units may equal 228.

-32609052 total new units may be: 36

-32609061 total new units may be: 55

-32609060 total new units may be: 137

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The maximum building height (stories) are eight. The rationale for density change is because it is in a high transit corridor; adjacent commercial; and because it is a large site.

Site 20c: No address

(no address.) Parcel #: 32607036 & 32607022. Stelling Gateway.

- Current General Plan designation is Com
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG)
- New zoning designation P(Res)

The parcel size in gross acres is 3.38. New density (du/ac) may be 50. There are no existing units and the net added units is 167.

-3260736 total new units may be: 86

-32607022 total new units may be: 81

The maximum building height (stories) are eight. The rationale for density change is because it is a high-transit corridor, adjacent commercial, and because it is a large site.

Special Area 21: Monta Vista Village

The [Monta Vista Design Guidelines](#) implement the policies of the General Plan by outlining building design details, landscaping treatment, signage and public improvement details for the Monta Vista Commercial Area.

Site 21a: 21730 Olive Ave

21730 Olive Ave. Parcel #: 35719037. Monta Vista Village.

- Current General Plan designation is Com
- New General Plan re-designation is not available
- Current zoning designation is P(Res)
- Proposed new zoning designation may be not available

The parcel size in gross acres is 0.58. New density (du/ac) may be 15. There are three and the net added units may equal five. The maximum building height (stories) would be three.

Site 21b: 21685 Granada Ave

Tier 2 Potential Additional Site: 21685 Granada Ave. Parcel #: 35717139. Monte Vista Village.

- Current General Plan designation Neigh Com/res

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- New General Plan re-designation Res 10-15
- Current zoning designation P9CN, ML, Res 4-12)
- New zoning designation P(Res)

The parcel size in gross acres is 0.14. New density (du/ac) may be 12. Existing unit is one. Potential additional units are 3. The maximum building height (stories) would be three. Owner interest.

Site 21c: 10141 Pasadena Ave

10141 Pasadena Ave. Parcel #: 35717046. Monta vista Village.

- Current General Plan designation Res 10-15
- No changes to the General Plan designation is recommended
- Current zoning designation P(Res)
- No changes to the zoning designation is recommended

The parcel size in gross acres is 0.30. New density (du/ac) may be 15. There are two. This is a Tier 2 site with no new units anticipated with initial analysis. Net new units may equal up to two. The maximum building height (stories) would be three. Owner interest.

Special Area 22: North De Anza

There are no sites within this area that are currently recommended.

Special Area 23: South De Anza

[South De Anza Boulevard Conceptual Plan](#) encompasses the stretch between Stevens Creek Blvd. and Bollinger Rd along De Anza Blvd.

Site 23a: 10105 S. De Anza Blvd

10105 South De Anza Blvd. Parcel #: 35909017.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P (CG, Res)
- New zoning designation P(Res)

The parcel size in gross acres is 1.00. The new density (du/ac) is 30. There are no existing units and the net added units may equal 30. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor, and because it is a large site. Owner interest.

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Site 23b: 10291 S. De Anza Blvd

10291 South De Anza Blvd. Parcel #: 35917001.

- Current General Plan designation is Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG)
- New zoning designation P (Res)

The parcel size in gross acres is 1.32. The New density (du/ac) may be 30. There are no existing units and the net added units may be 38. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor and because it is a large site. Owner interest.

Site 23c: 10619 South De Anza Blvd

Tier 2 Potential Additional Site: 10619 South De Anza Blvd. Parcel #: 35918044.

- Current General Plan designation Com/ Res
- New General Plan re-designation Res H 30>
- Current zoning designation P (CG)
- New zoning designation P(Res)

The parcel size in gross acres is 0.26. The new density (du/ac) is 30. This is a Tier 2 site with no new units anticipated with initial analysis. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor and because it is a large site. Owner interest.

Site 23d: 1361 S. De Anza Blvd

1361 & 1375 South De Anza Blvd. Parcels #: 36619078 & 36619047.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P (CG, Res 5-15)
- New zoning designation P(Res)

The parcel size in gross acres is 2.41. The New density (du/ac) may be 30. There are no existing units. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor and because it is a large site. Owner interest.

Site 23e: 1375 S De Anza Blvd

Tier 2 Potential Additional Site: 1375 South De Anza Blvd. Parcel #: 36619081.

- Current General Plan Designation Com/Res
- New General Plan re-designation Res H 30>

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- Current zoning designation P(CG, Res 5-15)
- New zoning designation P(Res)

The parcel size in gross acres is 0.30. The New density (du/ac) may be 30. This is a Tier 2 site with no new units anticipated with initial analysis. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor.

Site 23f: 1491 s De Anza Blvd

1491 S De Anza Blvd. South De Anza Blvd. Parcels #: 36619053, -9054.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res 5-15)
- New zoning designation P(Res)

The parcel size in gross acres is 2.31. The New density (du/ac) may be 30. Existing unit is zero. The next added units may equal 68.

-36619053 net added units may be: 16

-9054 net added units may be: 52

The max building height (stories) are five. Rationale for density change because it is a high transit corridor and because it is a large site.

Site 23g: 1451 S De Anza Blvd. and Saratoga/Sunnyvale Rd

1451 S De Anza Blvd. South De Anza Blvd. Parcels #: 36619044 & 36619045 (Saratoga/Sunnyvale Rd.) South De Anza.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res 5-15)
- New zoning designation P(Res)

The parcel size in gross acres is 0.51. The New density (du/ac) may be 30. There are no existing units and the net added units may equal 15.

-36619044 net added units may be: 13

-36619095 net added units may be: 2

The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor, and because it is a large site.

Site 23h: 1471 S De Anza Blvd

1471 S. De Anza Blvd. South De Anza Blvd. Parcel #: 36619055.

- Current General Plan designation Com/res

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- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res 5-15)
- New zoning designation P (Res)

The parcel size in gross acres is 0.40. The New density (du/ac) may be 30. There are zero existing units and the net added units may equal 12. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor.

Site 23i: 1505 S De Anza Blvd

1505 S De Anza Blvd. South De Anza Blvd. Parcel #: 36610121.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res 5-15)
- New zoning designation P(Res)

The parcel size in gross acres is 1.34. The New density (du/ac) may be 30. There are zero existing units and the net added units may equal 40. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor and because it is a large site.

Site 23j: 1515 S De Anza Blvd

1515 S De Anza Blvd. South De Anza Blvd. Parcel #: 36610127.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H 30>
- Current zoning designation P(CG, Res 5-15)
- New zoning designation P(Res)

The parcel size in gross acres is 0.86. The new density (du/ac) is 30. There are no existing units and the net added units may equal 25. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor and because it is a large site.

Site 23k: South De Anza Blvd

(no address) South De Anza Blvd. Parcel #: 36610137.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H30>
- Current zoning designation P (CG, Res 5-15)
- New zoning designation P (Res)

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The parcel size in gross acres is 0.92. The New density (du/ac) may be 30. There are no existing units and the net added units may equal 27. The max building height (stories) are five. The rationale for density change is because it is in a high transit corridor and because it is a large site.

Site 23l: Prospect Road

20555 Prospect Rd. Parcel Number: 36610054.

- Current General Plan designation Com/Res
- New General Plan re-designation Res H30>
- Current zoning designation P (CG, Res 5-15)
- New zoning designation P (Res)

The New density (du/ac) may be 30. The rationale for density change is because it is in a high transit corridor. There are no existing units. Net new units may equal 28.

Area 24: Vallco Shopping District

The South Vallco planning area is an approximately 125-acre area bounded by I-280 to the north, Stevens Creek Boulevard to the south, including Cupertino Square shopping center (formerly Vallco Fashion Park) along the east and west side of Wolfe Road and the office development along the east side of Tantau Avenue.

Site 24a: Vallco Shopping District

10333 N Wolfe Road. Parcel #: 31620088. Vallco Shopping District

- Current General Plan designation Reg Shopping
- New General Plan re-designation Res H 30>
- Current zoning designation CG
- New zoning designation P(Res)

The parcel in gross acres is 5.16. New density (du/ac) may be 70. There are no existing units and the net added units may equal 257. The max building height (stories) are eight. The rationale for density change is because it is in a high transit corridor, and because it is a large site, and close to Hwy 280.

Area 25: South Vallco Park has no sites.

There are no sites within this area that are currently recommended.

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Area 26: North Vallco Park

North Vallco Master Plan (not adopted by Council - for guidance only) The North Vallco planning area is the 240-acre area bounded by Homestead Road, Tantau Avenue, I-280 and Wolfe Road. It includes the 100-acre Hewlett Packard campus, 50 acres acquired by Apple Computer for a future second campus, Cupertino Village shopping center, hotel, residential and office developments.

Site 26a: 10989 N Wolfe Road et al

10989 N Wolfe Rd North Vallco Park. Parcel #: 31605050

10801 N Wolfe Rd. -5017

10805 N Wolfe Rd. -5056

10871 N. Wolfe Rd. - 5052

10883 N Wolfe Rd. -5053

11111 N Wolfe Rd. -5072

- Current General Plan designation for -5050 Com
- Current General Plan designation Com/Res
- Current zoning designation P (CG, Res)
- New zoning designation P (Res)

The total parcel size in gross acres is 12.45. New density (du/ac) may be 30.

There are no existing units and the net added units may equal 368.

-5050 net added units may be: 30

-5017 net added units may be: 50

-5056 net added units may be: 207

-5052 net added units may be: 21

-5053 net added units may be: 27

-5051 net added units may be: 18

-5072 net added units may be: 15

The max building height (stories)are five. The rationale for density change is because it is in a high transit corridor and because it is a large site.

Additional methods to assist with meeting housing unit allocation:

Senate Bills: State laws that can be considered to meet RHNA

Senate Bills 9 and 10 were passed in 2021 to enable increased flexibility for property owners and local governments to support construction of infill housing in areas that are already developed. Both laws apply to single-family zoned properties, and are optional. These laws respect the uniqueness for each lot and

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each City by enabling an ability for individuals and local governments to determine potential opportunities to increase the number of housing units in ways that align with community goals for the local built environment.

These descriptions are included to provide information for these options. For any SB-9 projects to count towards Cupertino's 6th Cycle update, a letter of intent by each property owner interested in constructing this type of project would be helpful for HCD Sites Inventory compliance towards certification.

If you are a property owner interested in constructing units with SB-9 regulations, please sign-up to have your property included in this Sites List at <https://rb.gy/2mz5eq>.

Senate Bill 9 (SB - 9): Ability for property owners to add units for single-family zoned lots

SB 9 is intended to support increased supply of homes by encouraging building of smaller houses on existing or subdivided small lots. For SB-9 sites to be considered for the 6th Cycle Housing Element update, certain information must be gathered to demonstrate a reasonable expectation that committed units will be constructed within the eight-year cycle. SB-9 facilitates the creation of up to 4 housing units in the lot area typically used for 1 single-family home, through either adding a unit to the existing lot, or subdividing the lot to allow two units for each lot. Cities may limit the unit size to 800 square feet, but this is not required. Only objective zoning standards, subdivision standards, and design standards can be applied. However, these standards cannot preclude the construction of two units of at least 800 square feet.

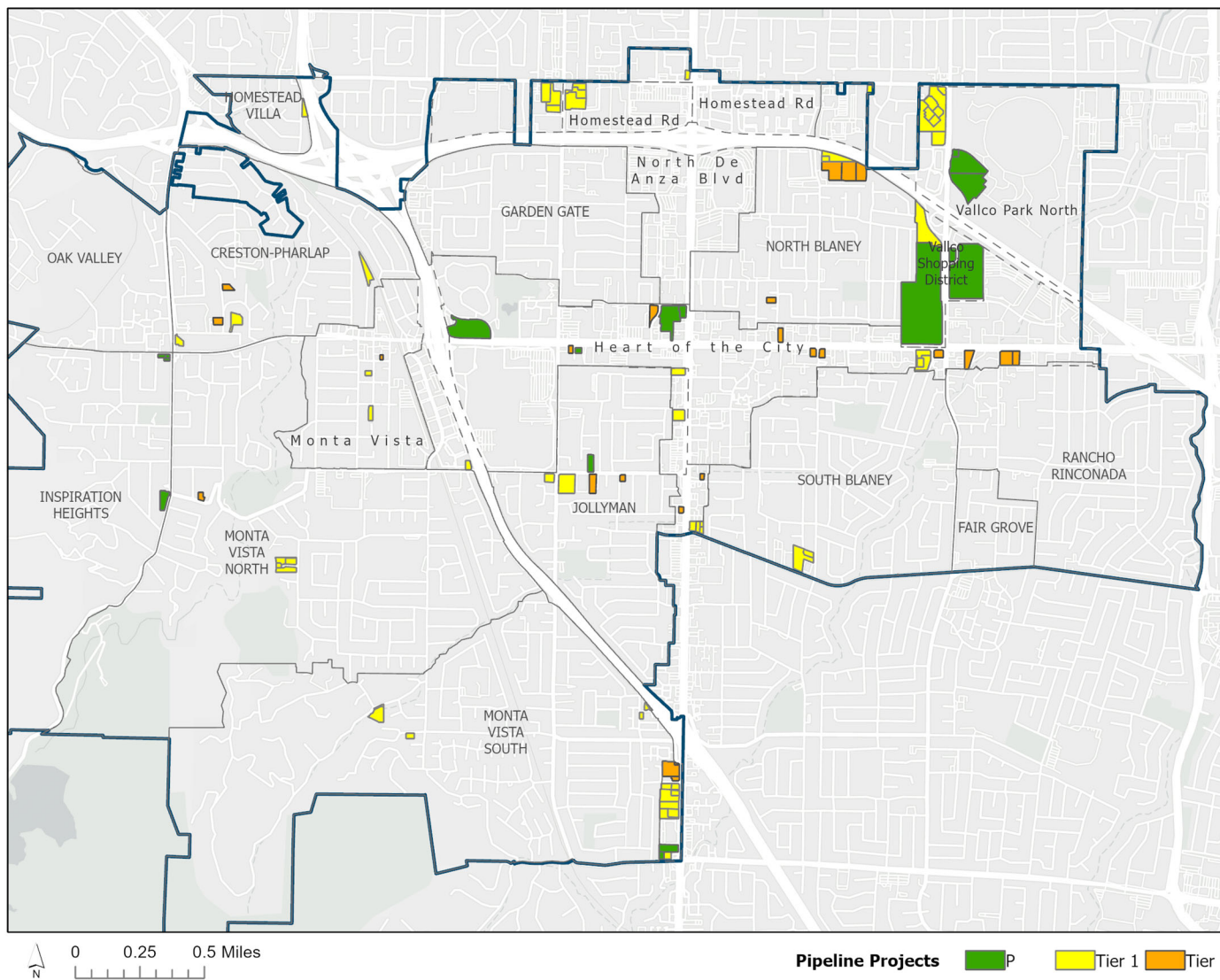
General requirements for lot splits: Each new lot must be at least 1,200 sq ft. • Lots must be split roughly in half – smaller lots must be at least 40% of the original lots. • A lot intended to be split cannot be created by a previous SB 9 lot split. • New lot divisions may not be adjacent to another lot that has been split using SB 9 by the same owner, or any person acting in concert with the owner. • Applicants must sign an affidavit stating they intend to live in one of the units for at least three years on a lot split, unless the applicant is a “community land trust” or a “qualified non-profit corporation” as defined by the Revenue and Taxation Code.

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Senate Bill 10 (SB - 10): Ability for City to enable additional units for single-family zoned lots

Use of this law is optional for each City. This law enables the local government to approve up to a 10-unit multi-family building on lots currently zoned for single-family housing. City Council would need to pass a resolution to adopt a plan to use SB -10, and exempts that zoning action from being considered a project under the California Environmental Quality Act. When the local government passes this resolution, it can choose whether the individual projects will be ministerial/by right or subject to discretionary approval.

Reference Map for Recommended Sites



RESOLUTION NO. _____

A RESOLUTION OF THE CUPERTINO PLANNING AND HOUSING COMMISSIONS RECOMMENDING THAT THE HOUSING SITES IDENTIFIED ON THE HOUSING SITES INVENTORY TABLE BE REFERRED TO THE CITY COUNCIL FOR THE COUNCIL'S CONSIDERATION, REVIEW AND APPROVAL

WHEREAS, The City is currently preparing its 6th Cycle Housing Element update, which covers the planning period of 2023 to 2031; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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, and;

WHEREAS, The City is presently in the process of refining and finalizing its Housing Element update site selection inventory, which has been the focus of four Planning Commission study sessions held on January 25, February 22, April 26, and May 24, 2022; and

WHEREAS, The City held a special joint Planning and Housing Commission meeting on the Housing Element sites selection inventory on June 28, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Housing Commissions sitting jointly do hereby recommend that the sites listed in Exhibit A [to be provided after site selection is finalized] be included in the City of Cupertino's 6th Cycle Housing Element.

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PASSED AND ADOPTED at a special meeting of the Planning and Housing Commissions of the City of Cupertino this 28th day of June, 2022, by the following vote:

Members of the Planning Commission

AYES:

NOES:

ABSENT:

ABSTAIN:

Members of the Housing Commission

AYES:

NOES:

ABSENT:

ABSTAIN:

SIGNED: _____ Steven Scharf, Planning Commission Chair	 _____ Date
SIGNED: _____ Tessa Parish, Housing Commission Chair	 _____ Date
ATTEST: _____ Piu Ghosh, Planning Manager	 _____ Date
ATTEST: _____ Kerri Heusler, Housing Manager	 _____ Date