

# Planning Commission

Sites Inventory Analysis, Meeting #3



## CUPERTINO

HOUSING ELEMENT

April 26, 2022

## Purpose

- Continue to explore patterns of potential housing inventory sites to determine overarching goals for site selection.
- Discover next steps for inclusive public engagement.
- Engage in discussion & provide feedback.

# Agenda

1. Regional Housing Needs Allocation Table
2. Sites Selection Continued Process
3. Discussion of Sites

# 1. Regional Housing Needs Allocation

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# RHNA for Cupertino

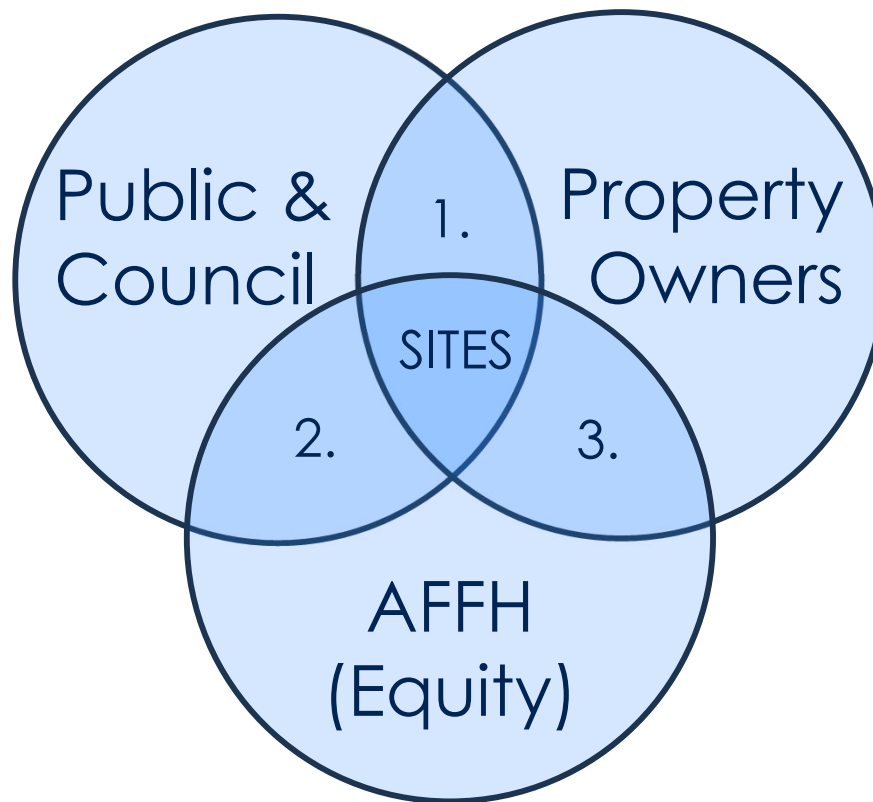
Income Group	Units
<b>Very Low Income</b> (<50% of AMI)	<b>1,193</b>
<b>Low Income</b> (50%-80% of AMI)	<b>687</b>
<b>Moderate Income</b> (80%-120% of AMI)	<b>755</b>
<b>Above Moderate Income</b> (>120% of AMI)	<b>1,953</b>
Total	<b>4,588</b>

## 2. Sites Selection Continued Process

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# Process for Site Selection



## HCD Guidance:

1. Reduce barriers to housing development.
2. Increase access to resources.
3. Avoid hazardous sites unless mitigation is feasible.



## Process for Site Selection

Letters have been sent to:

- Sites with existing entitlements.
- Sites with Stated Owner-Interest.
- Sites between 0.5 and 10 acres.

What we've heard, so far:

- Received 54 online form responses
- Interest is spread throughout the City

# Reasonable Sites for Future Housing



# Some Factors for Site Consideration\*

Site Reductions

HCD Checklist

Property Size

Recently Redeveloped

Environmental Constraints

Public  
Feedback

Site Additions

Pipeline Projects

Property Owner Interest

ADUs

SB9 Projects

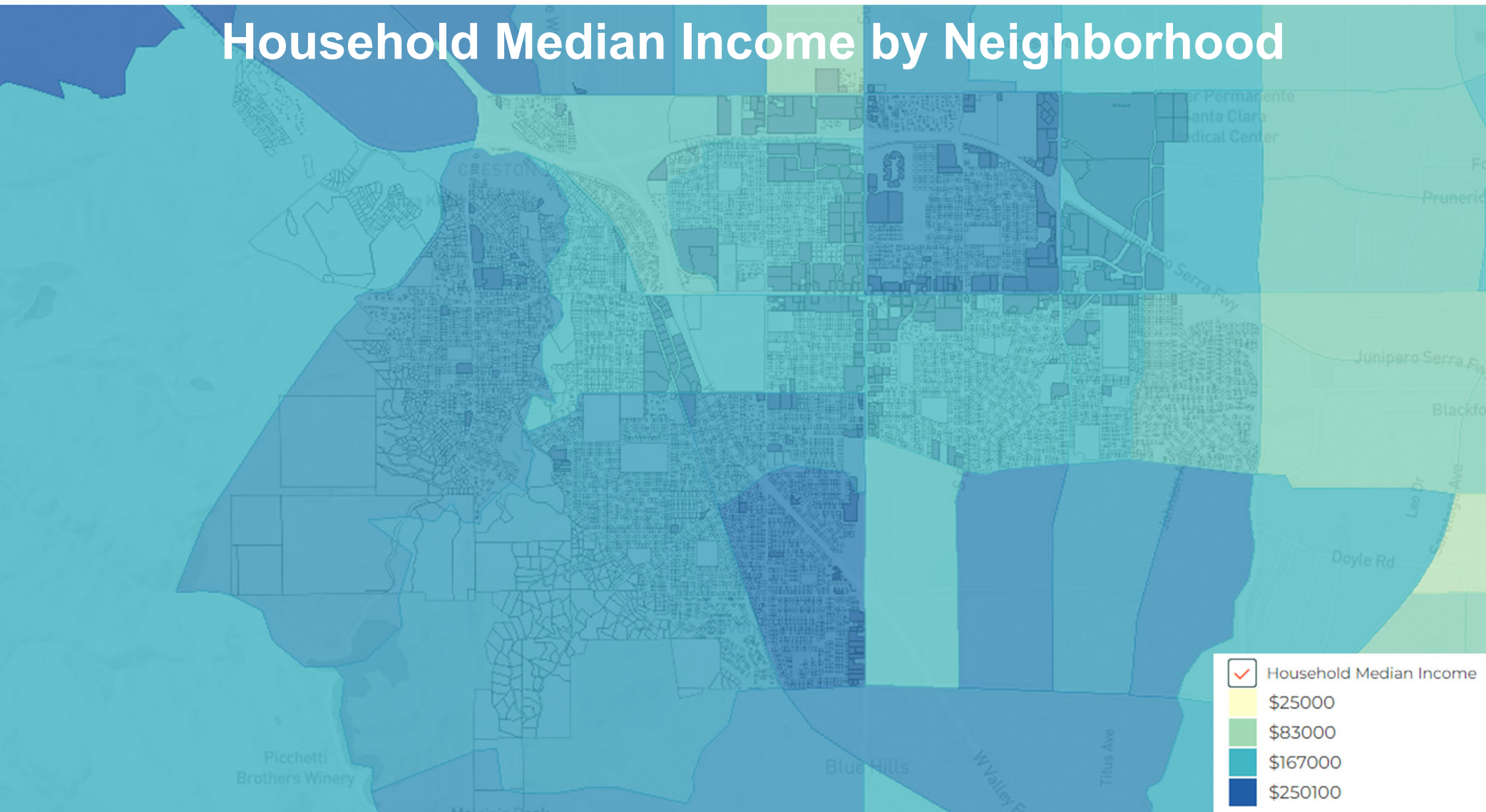
\*these are not comprehensive lists



## PC goals for sites consideration

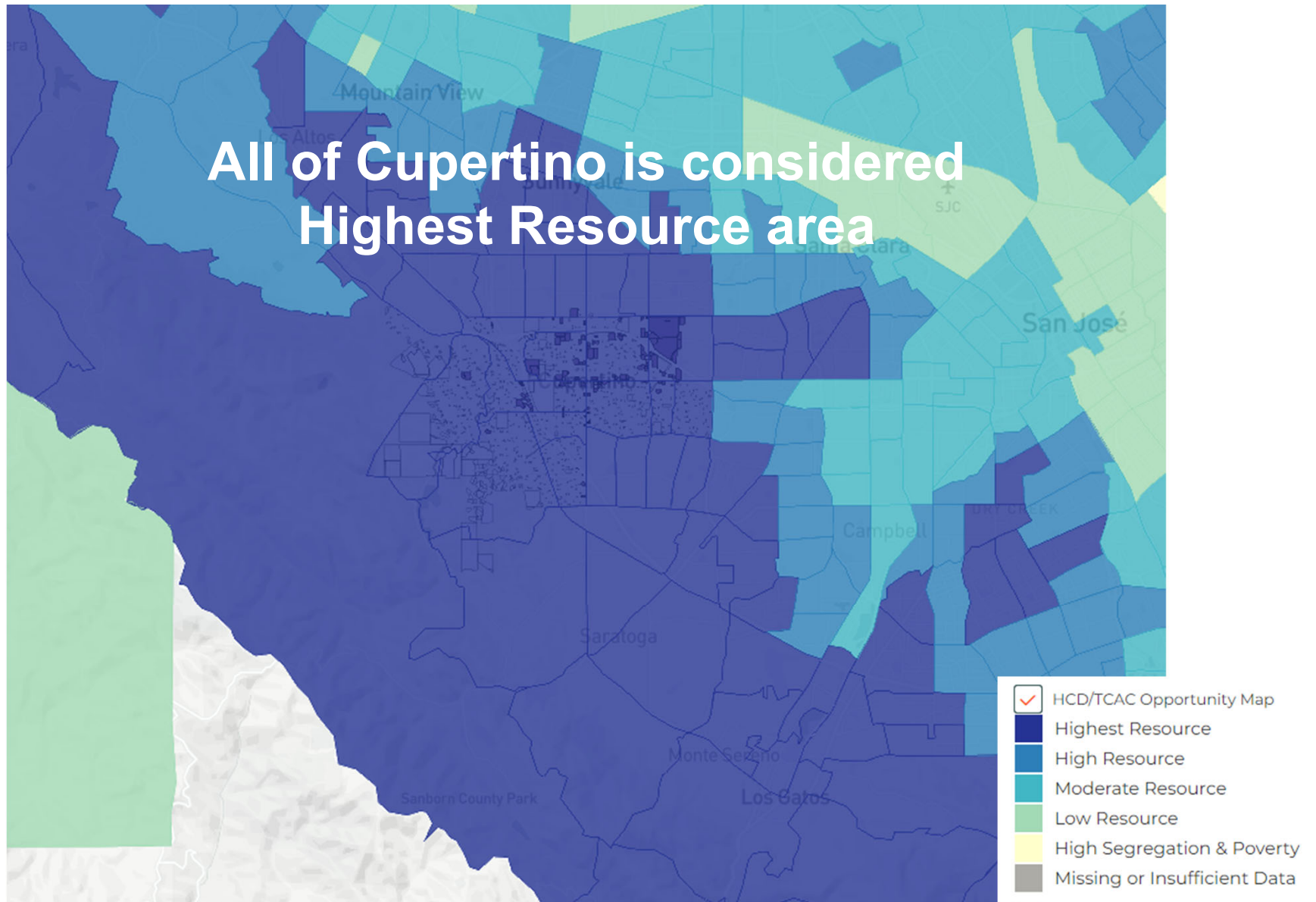
- 1: Spread housing sites throughout City.
- 2: Consider pipeline projects.
- 3: Consider areas with disproportionate development over time.
- 4: Consider local school needs.
- 5: Consider options to increase grants for low and very low housing construction.
- 6: Minimize up-zoning.

# Household Median Income by Neighborhood





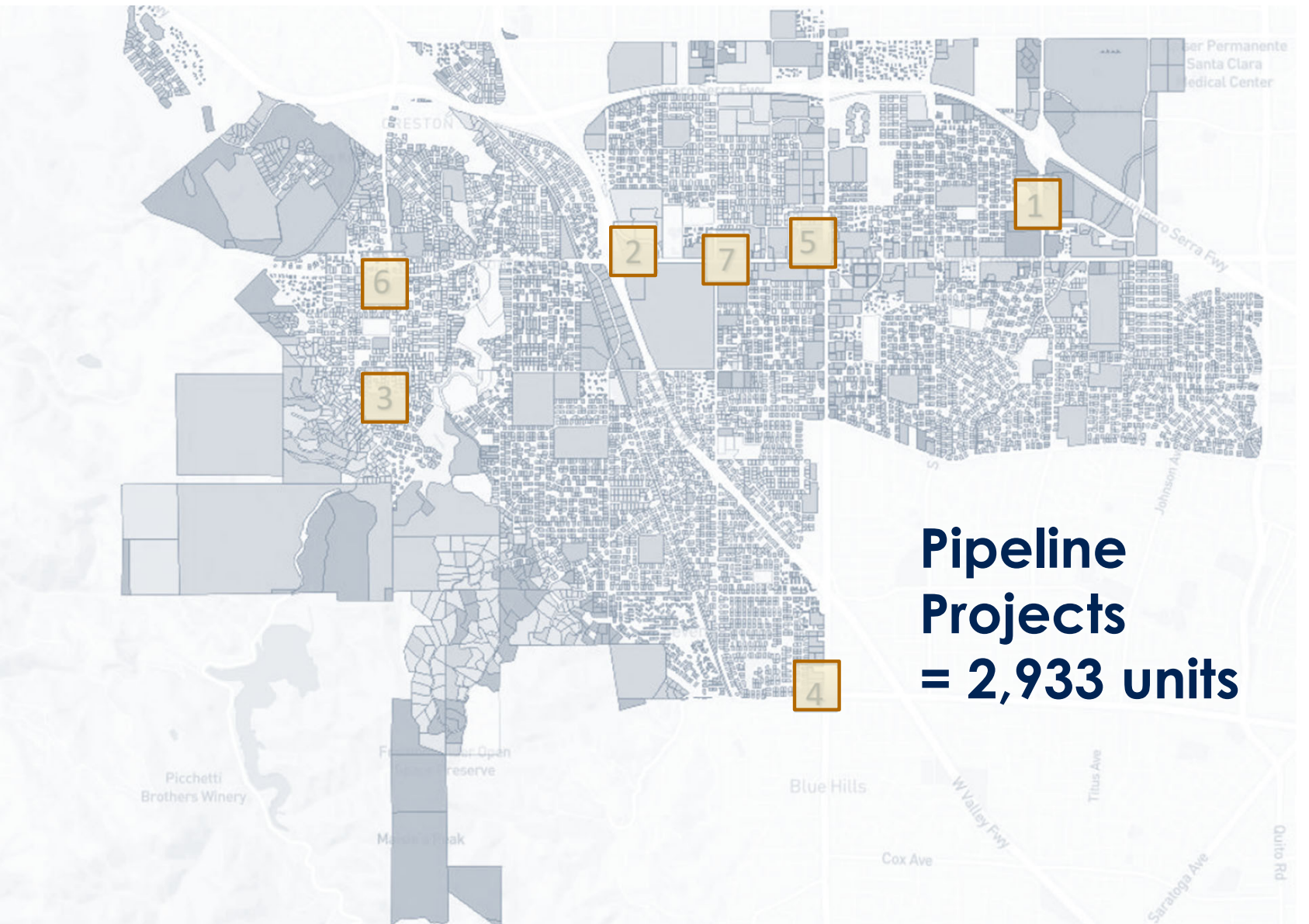
All of Cupertino is considered  
Highest Resource area



### 3. Review of sites according to Area

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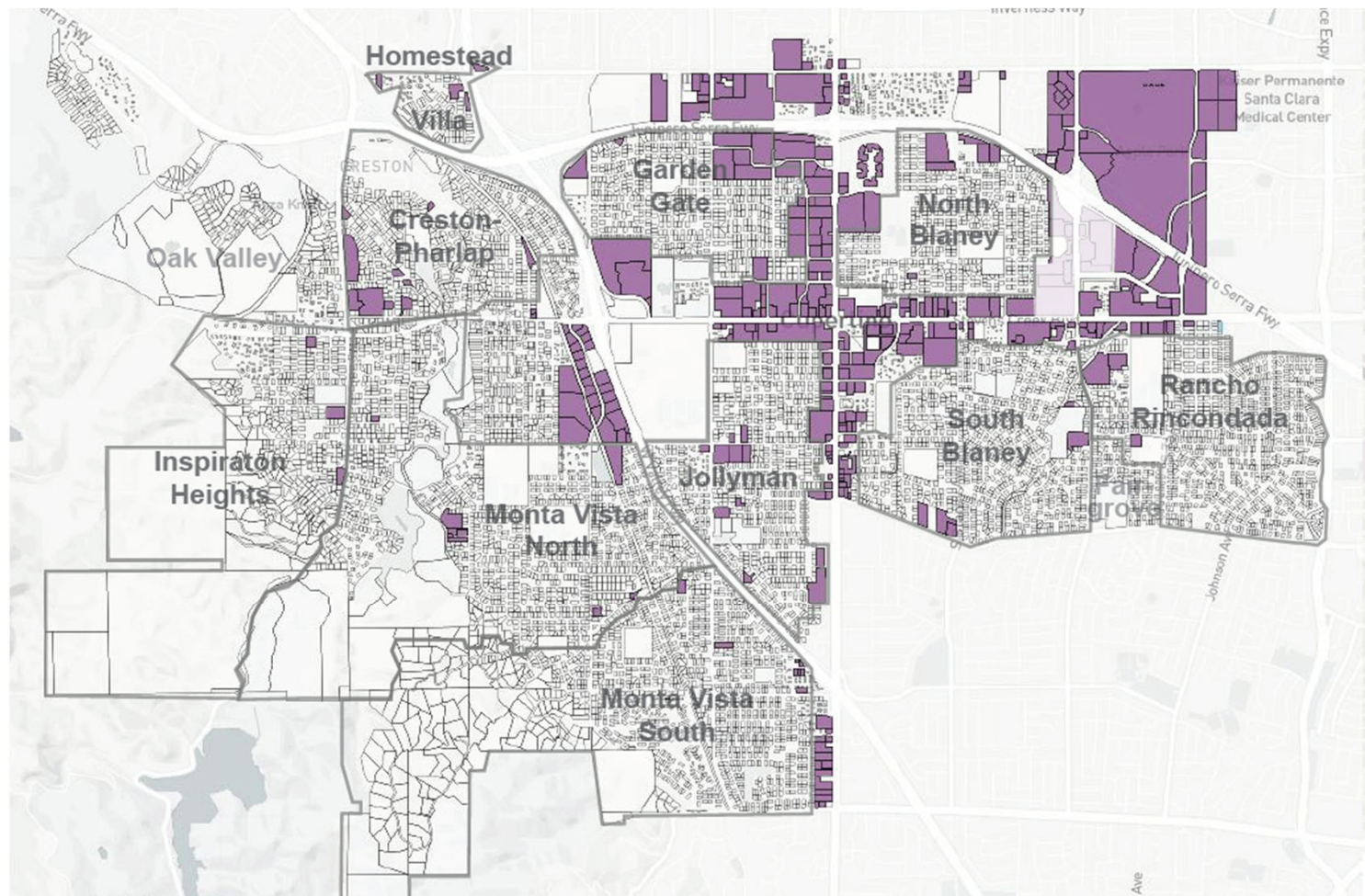


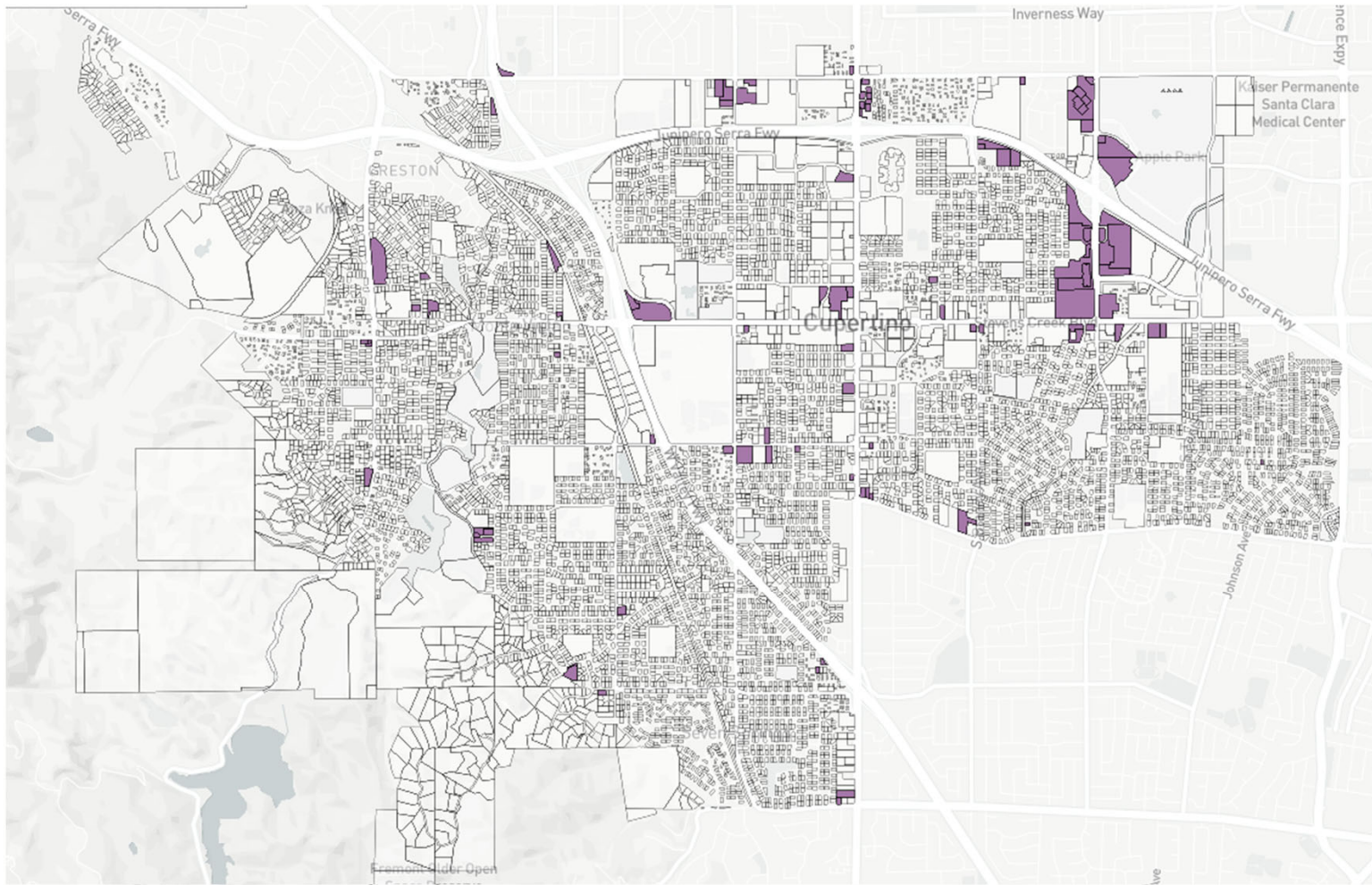


- 1.VALLCO
2. Westport
- 3.Canyon Crossing
- 4.Carriage House  
(1655 S. De Anza)
- 5.Marina
- 6.Bateh Brothers
- 7.10040 Bianchi Way

**Pipeline  
Projects  
= 2,933 units**

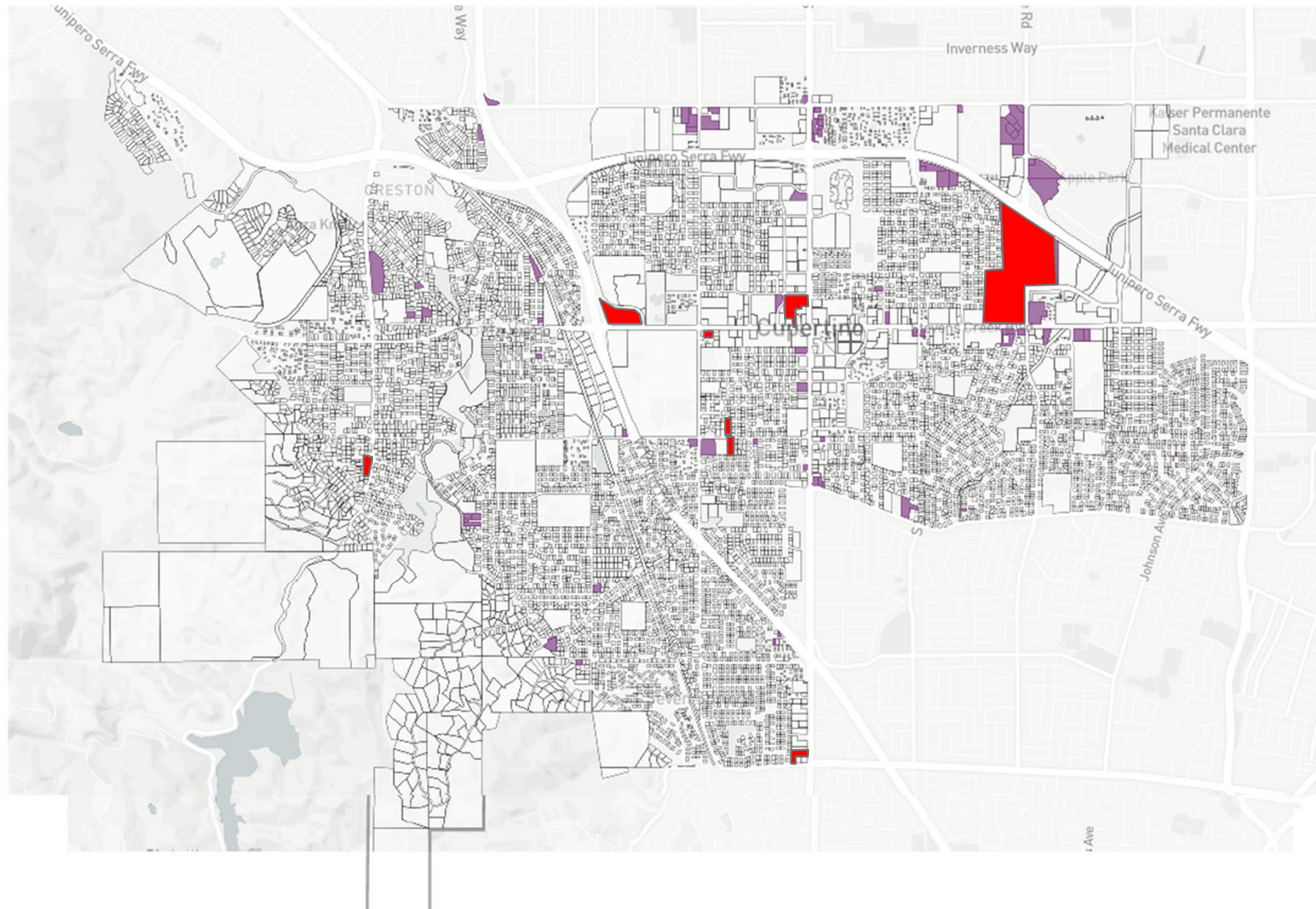




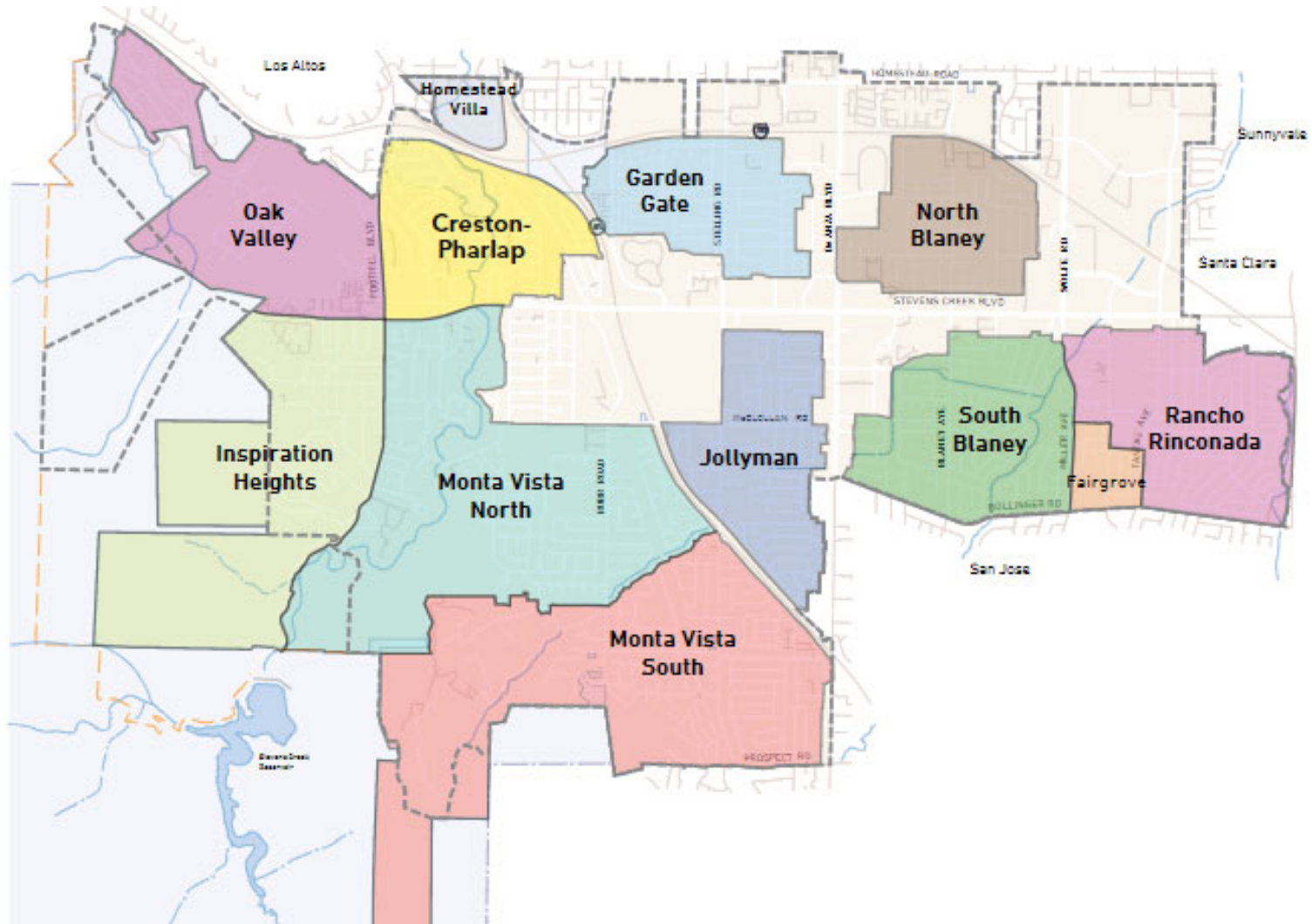




## Neighborhood Area & Special Area

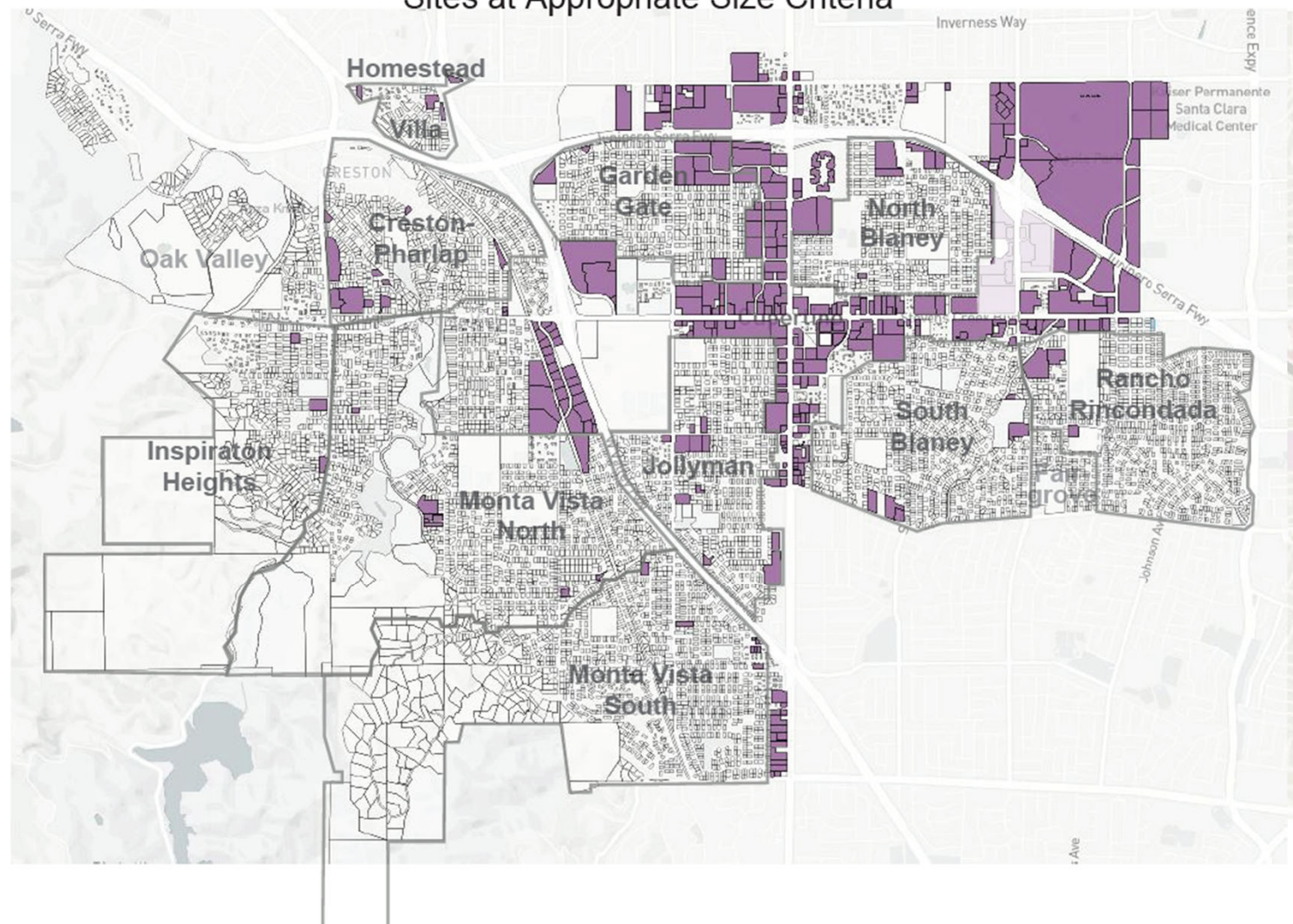


# Neighborhood Areas





## Neighborhood Area & Special Area Sites at Appropriate Size Criteria





# Neighborhood Areas 1 & 2

10033 Hillcrest Rd,

10190 Hillcrest Rd,

10231 Adriana Ave

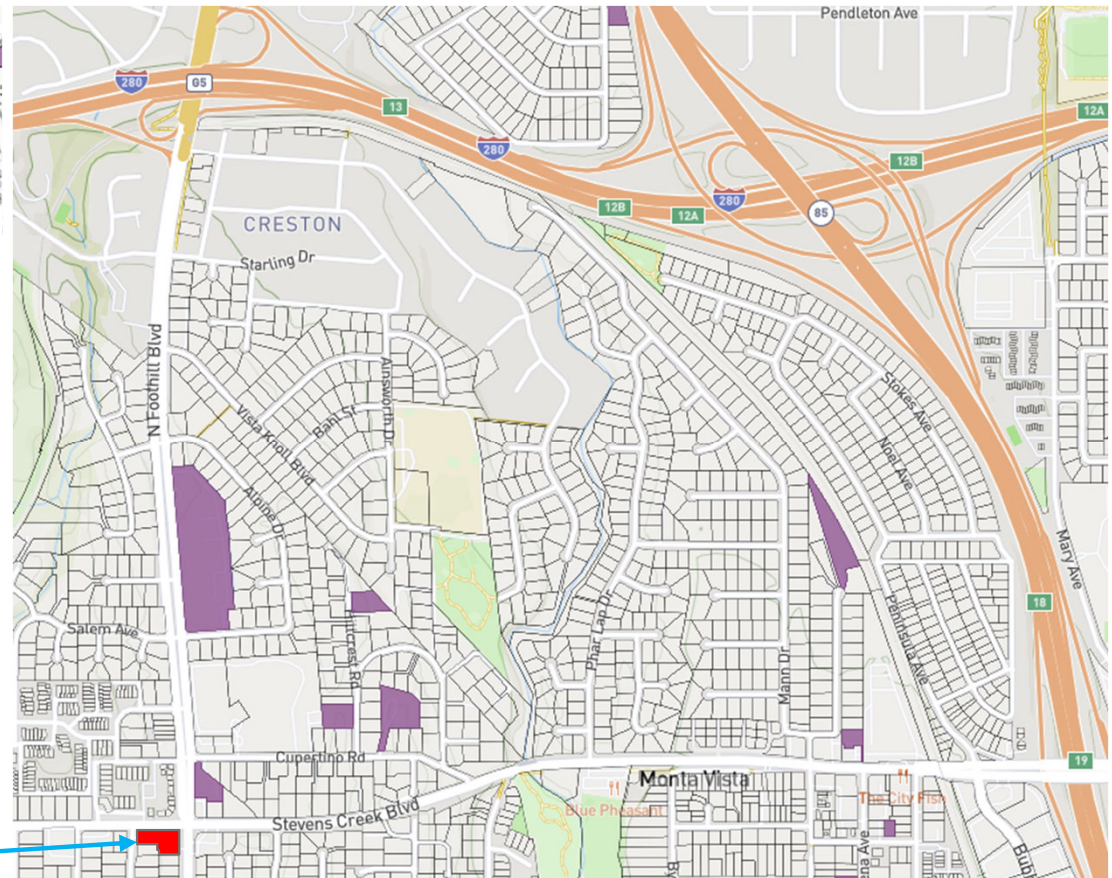
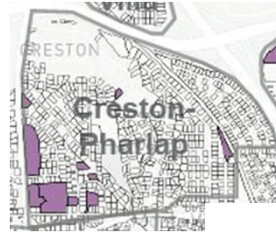
22273 Cupertino Rc

10330 N Foothill Blvd,

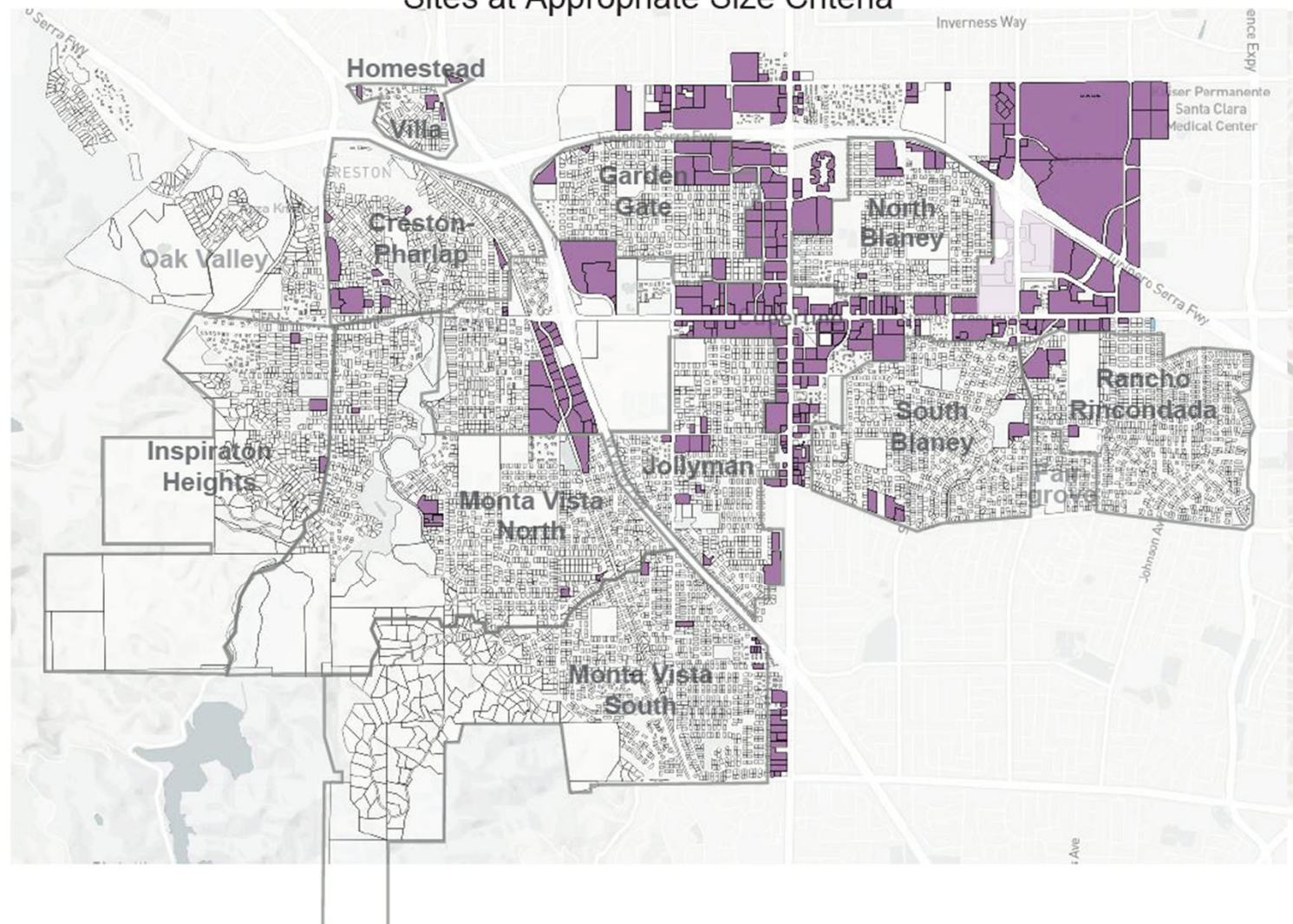
10050 N Foothill Blvd,

6.Bateh Brothers

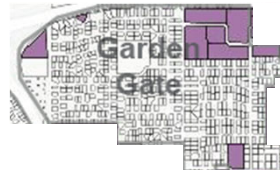
Pipeline Project



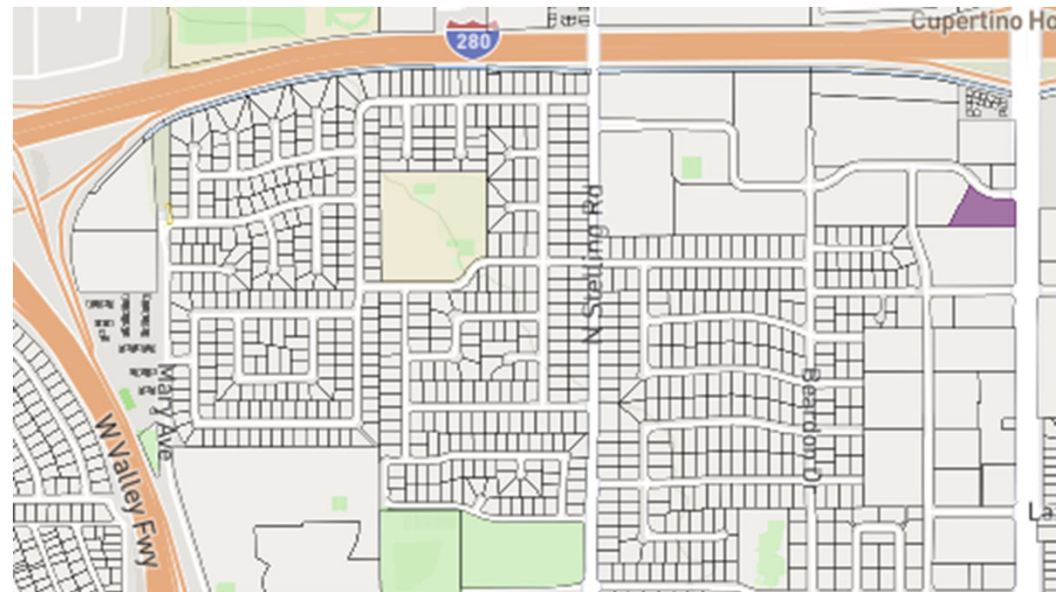
## Neighborhood Area & Special Area Sites at Appropriate Size Criteria



# Neighborhood Area 4

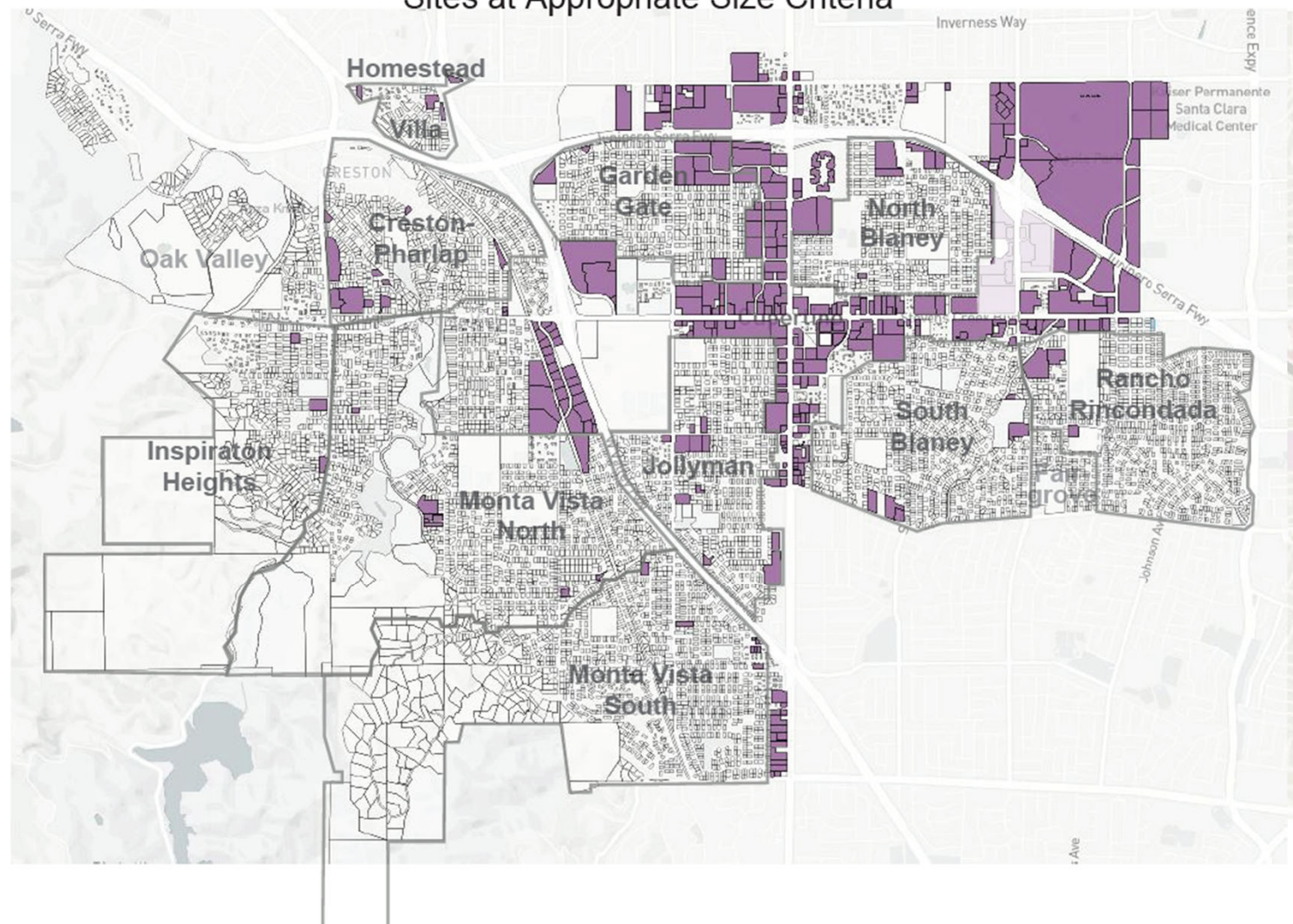


10193 Randy Ln,





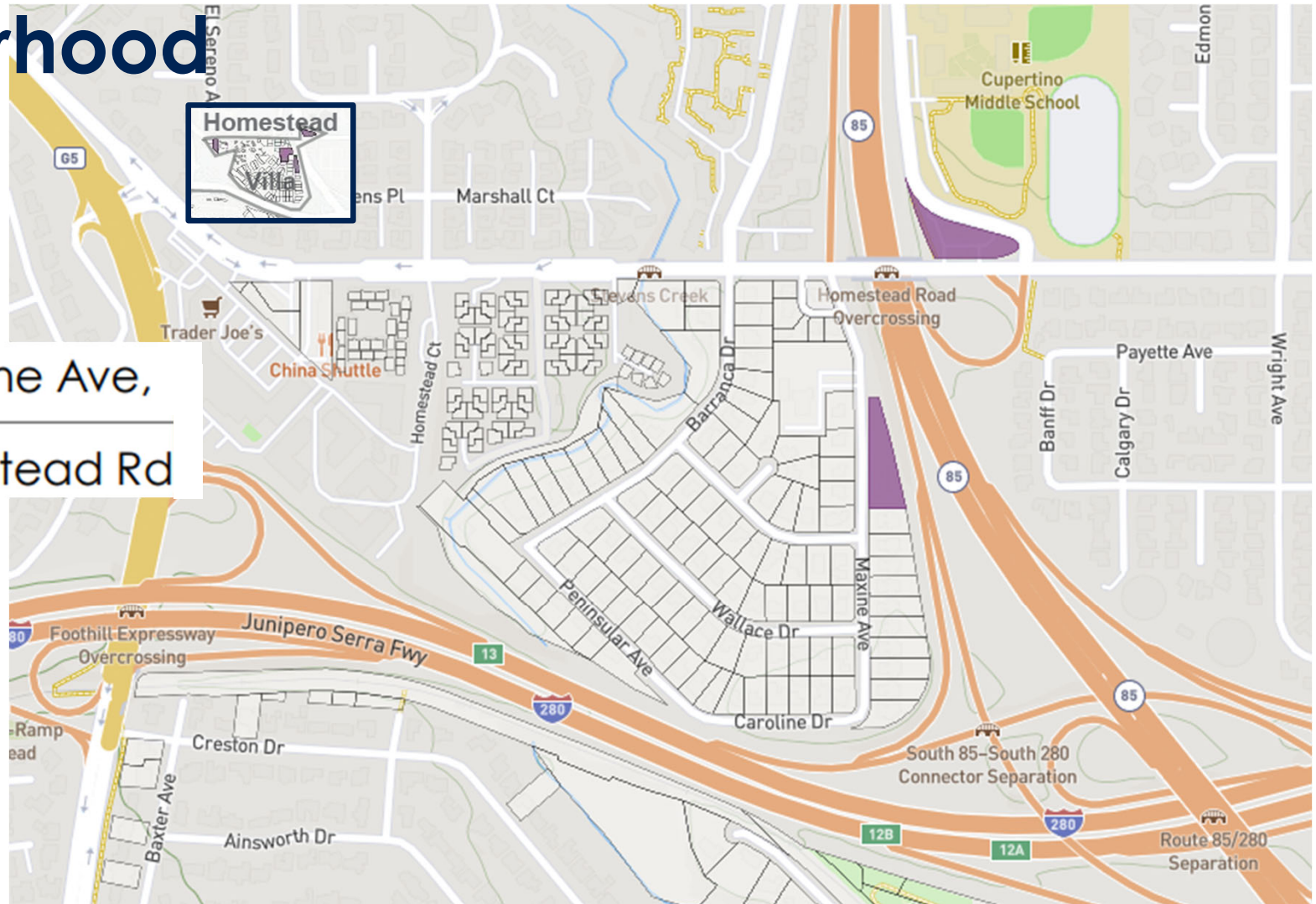
## Neighborhood Area & Special Area Sites at Appropriate Size Criteria



# Neighborhood Area 5

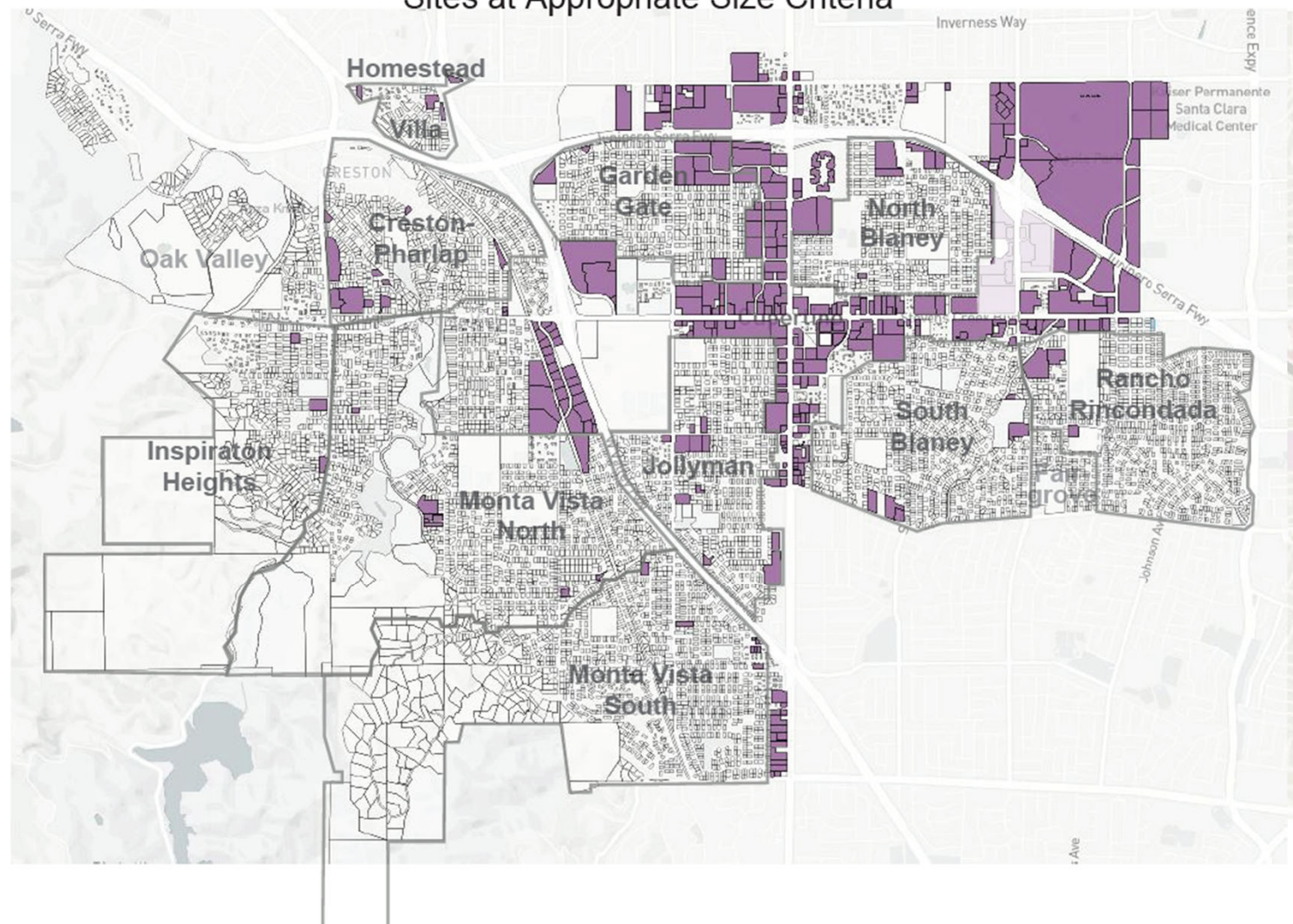
10860 Maxine Ave,

21855 Homestead Rd



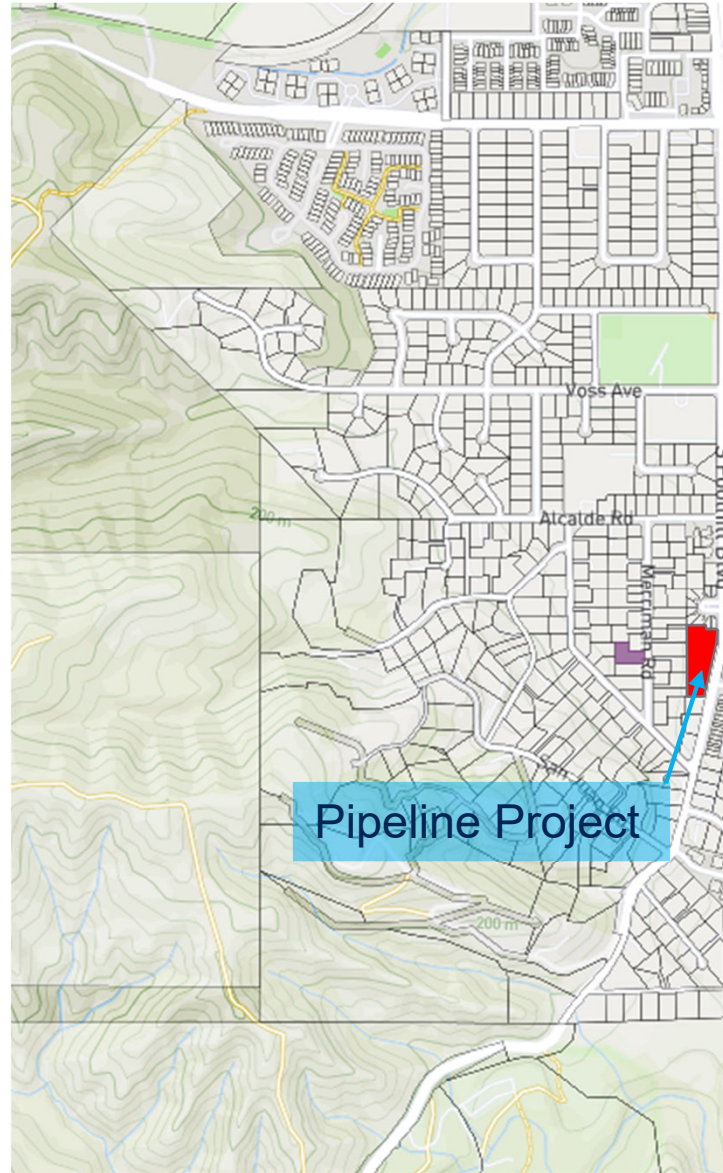
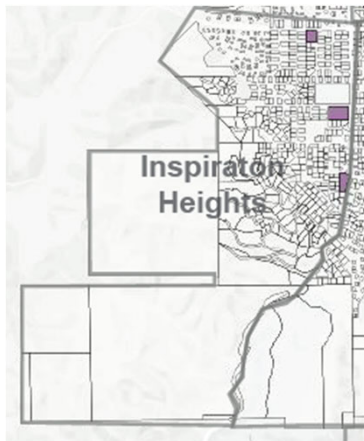


## Neighborhood Area & Special Area Sites at Appropriate Size Criteria



# Neighborhood Area 6

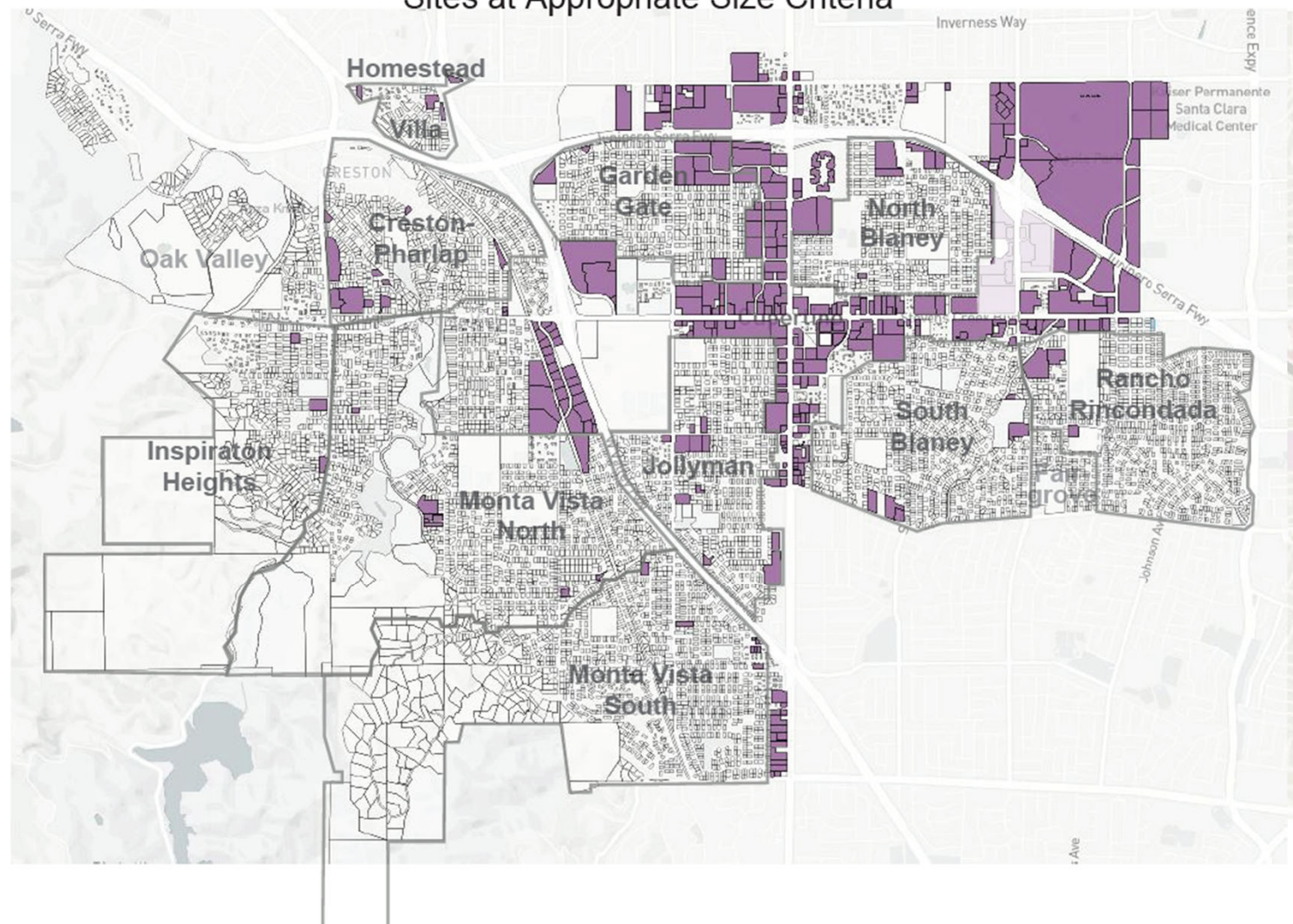
10641 Merriman Road,



3. Canyon Crossing



## Neighborhood Area & Special Area Sites at Appropriate Size Criteria





# Neighborhood Areas 7-8

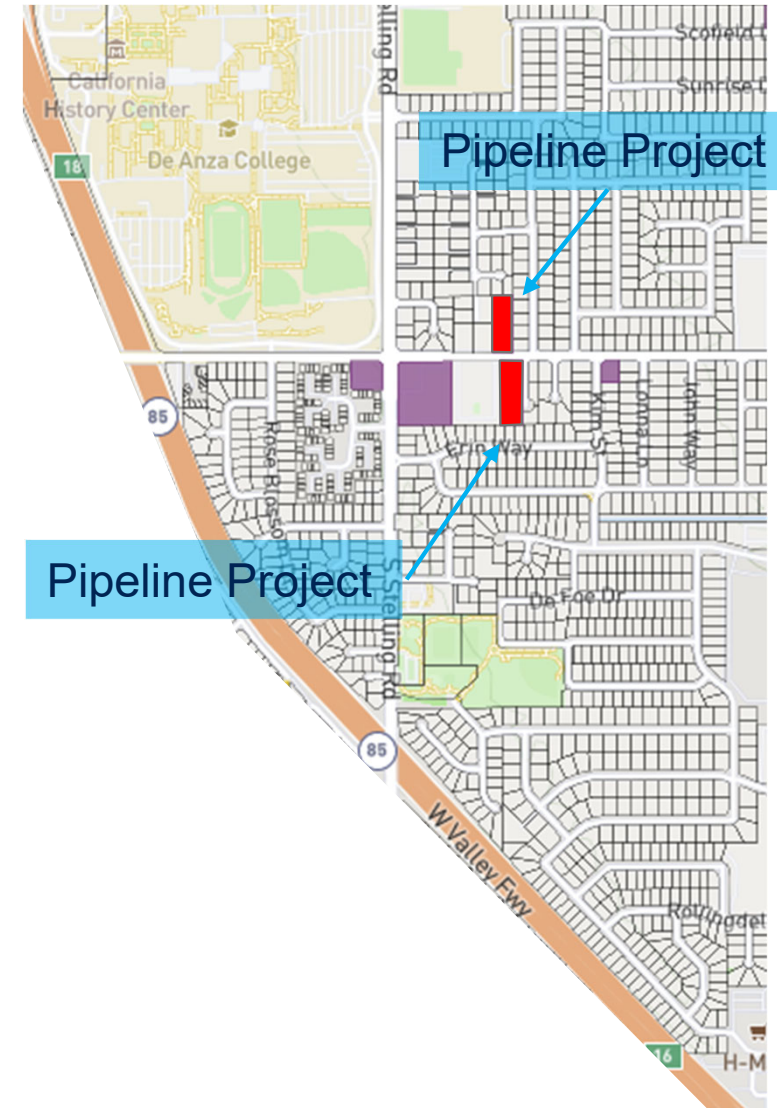
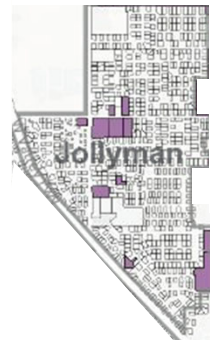
20860 McClellan Rd

20865 McClellan Rd

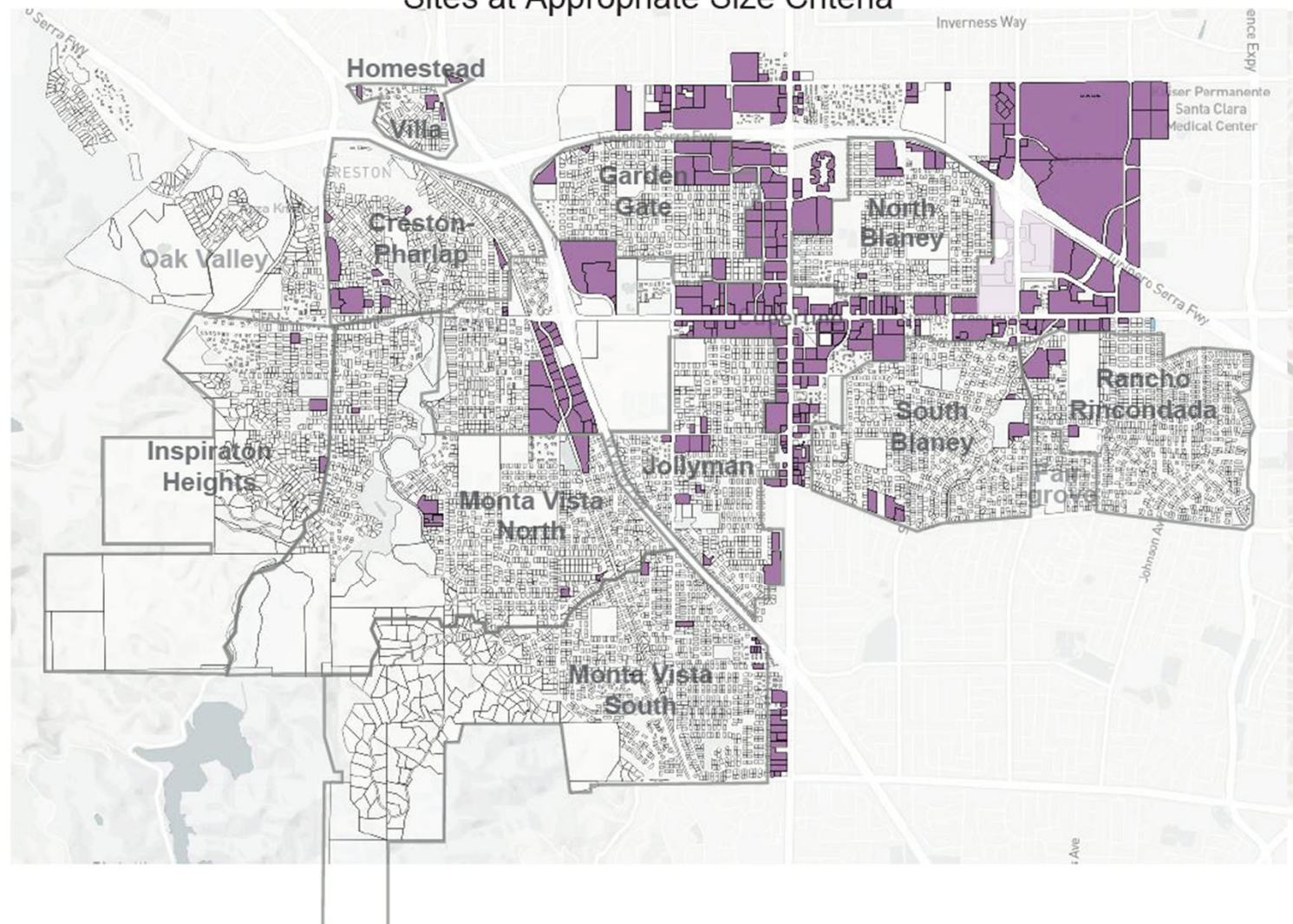
21050 McClellan Rd

7540 McClellan

20920 McClellan Rd



## Neighborhood Area & Special Area Sites at Appropriate Size Criteria





# Neighborhood Area 9

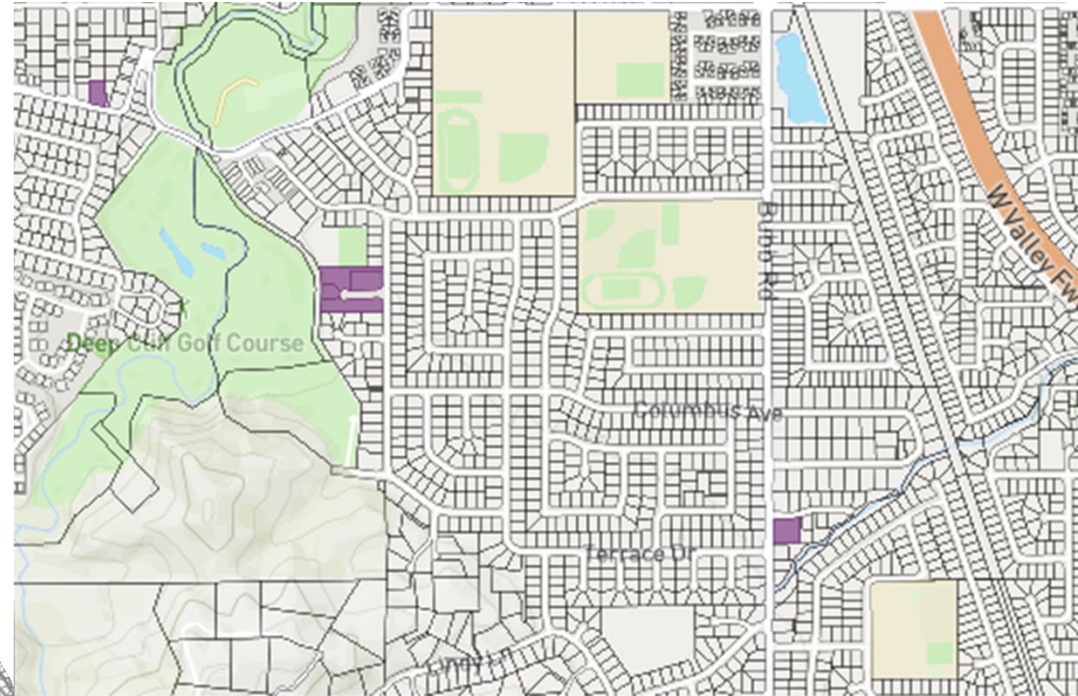
10857 Linda Vista Dr,

10867 Linda Vista Dr,

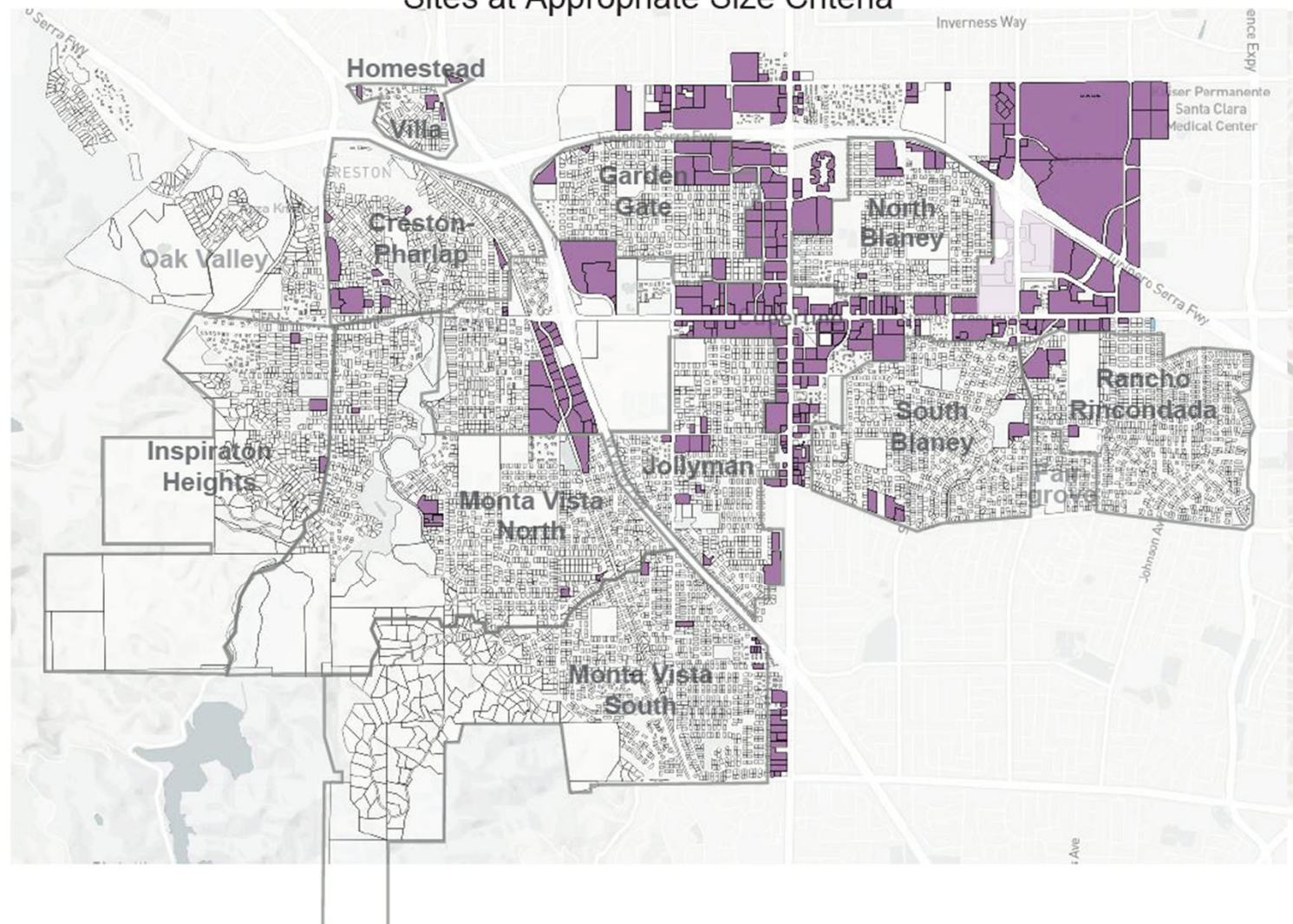
10877 Linda Vista Dr,

10887 Linda Vista Dr,

22381 McClellan Rd,



## Neighborhood Area & Special Area Sites at Appropriate Size Criteria





# Neighborhood Area 10

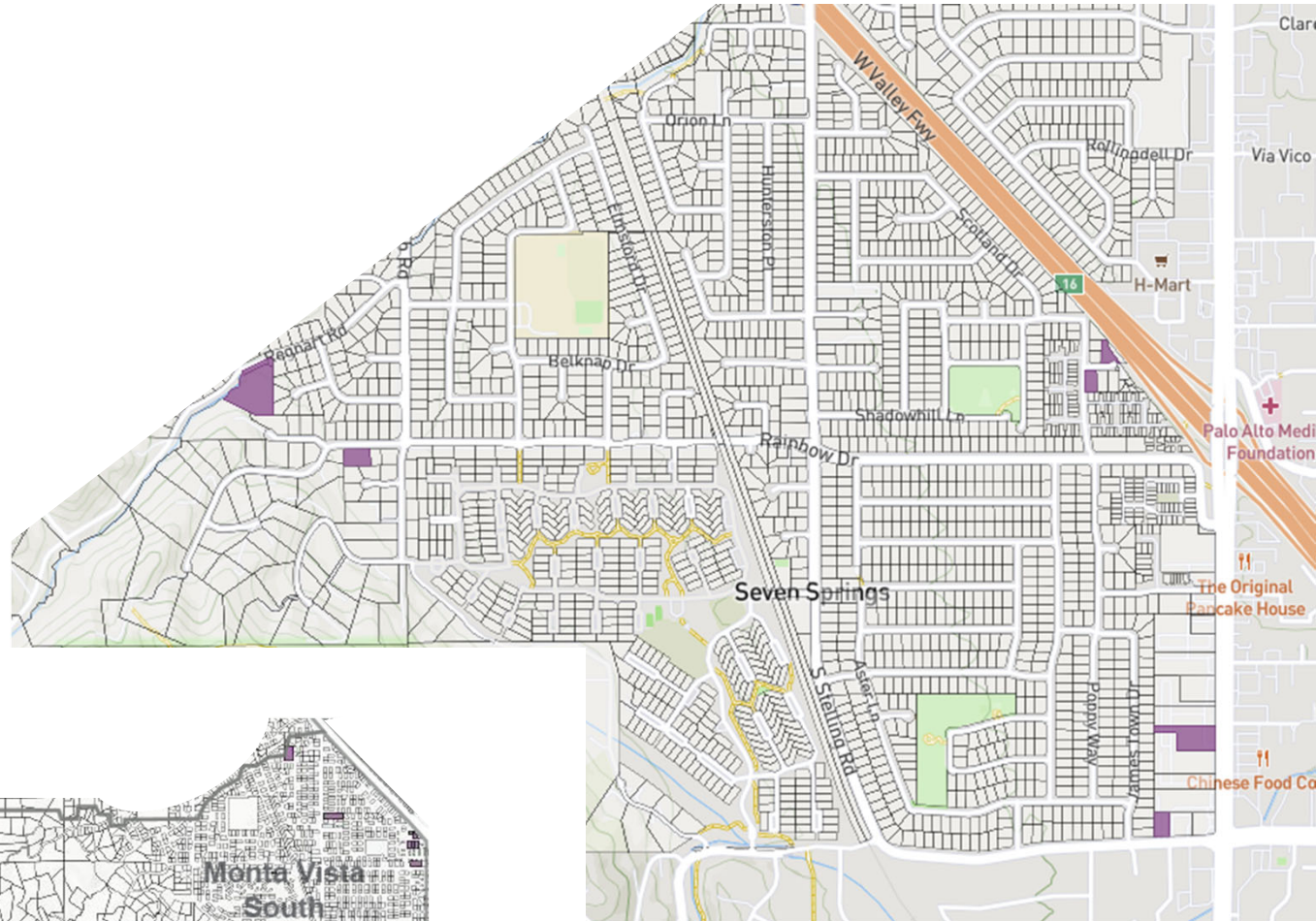
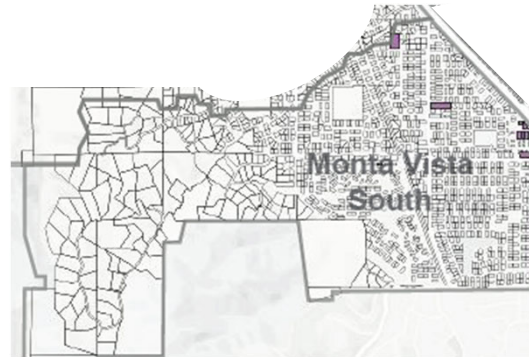
20666 Cleo Ave,

36231030

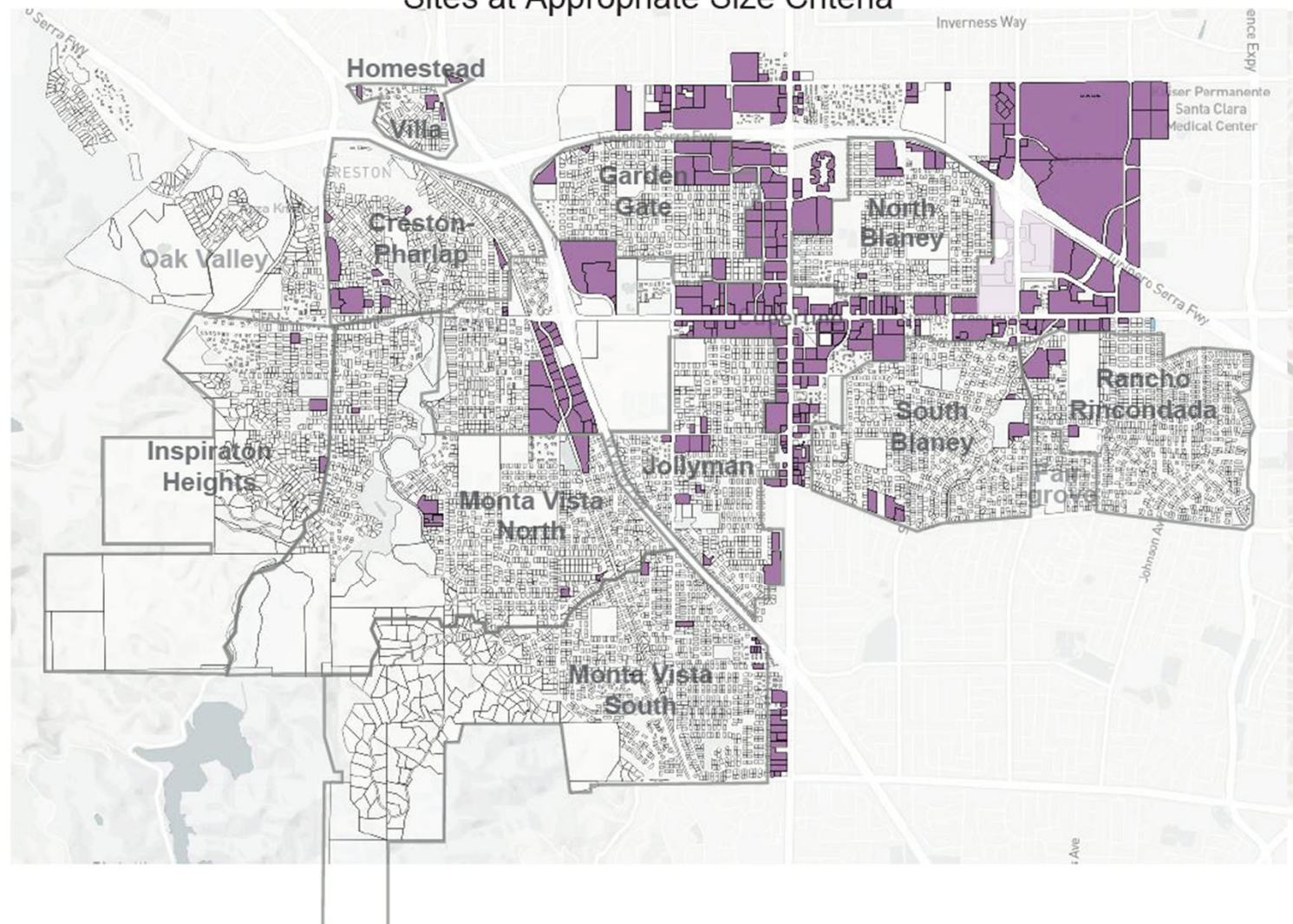
21710 Regnart Rd,

21710 Regnart Rd,

21530 Rainbow Dr,

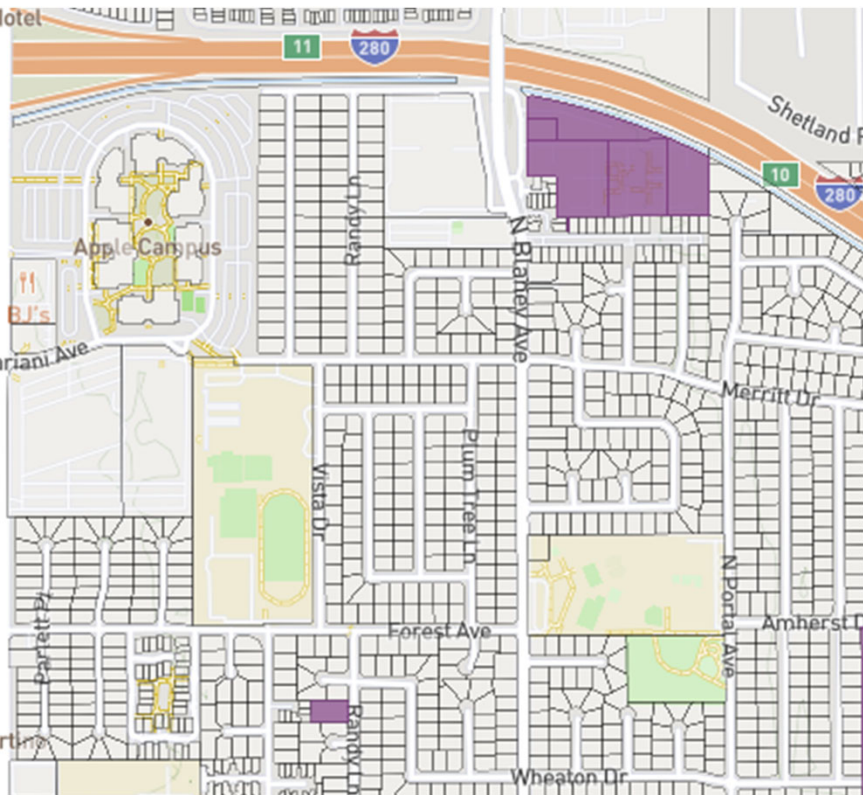


## Neighborhood Area & Special Area Sites at Appropriate Size Criteria





# Neighborhood Area 11



19986 Olivewood St,

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10716 Rosewood Rd,

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31643005

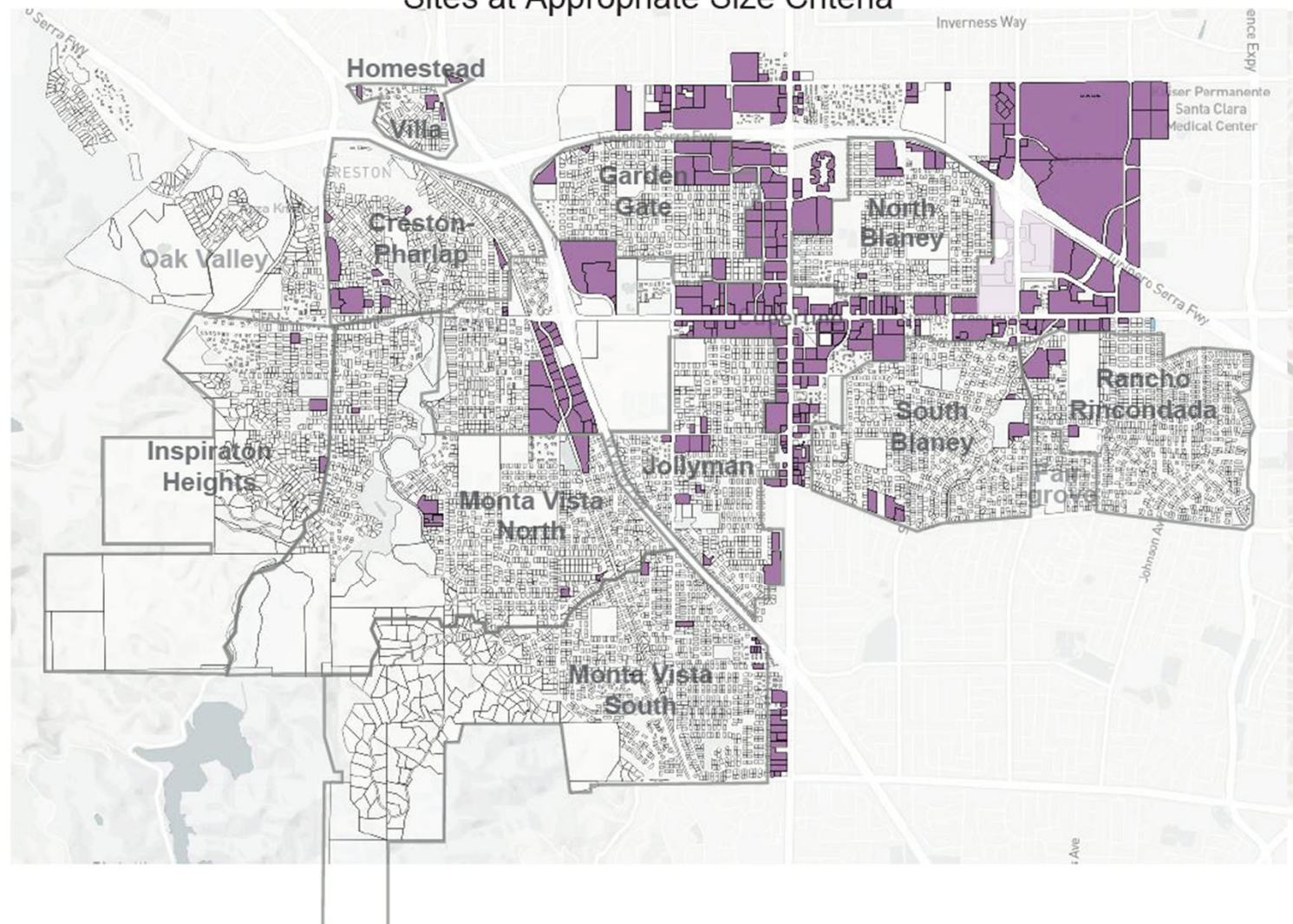
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10730 N Blaney Ave,

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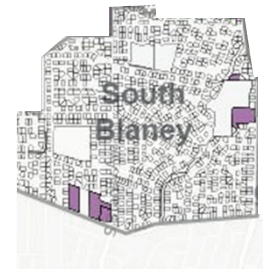
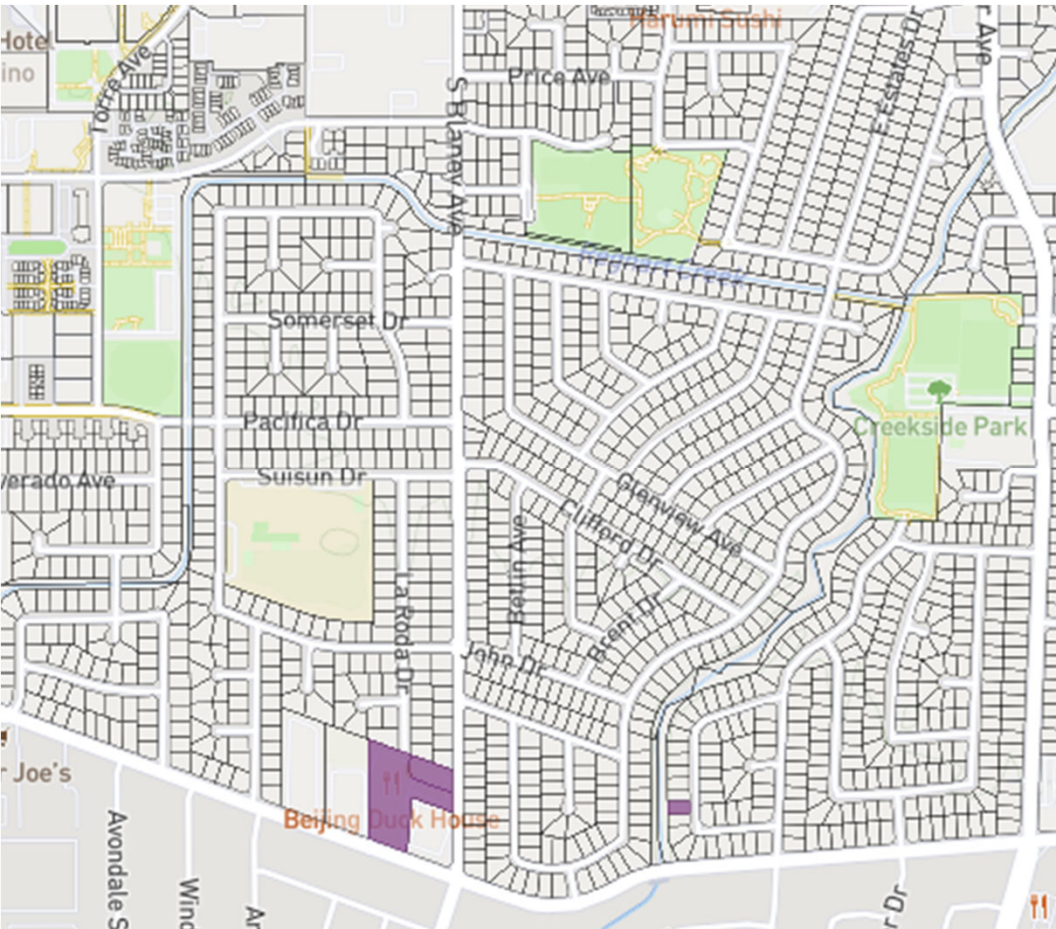
10710 N Blaney Ave,

## Neighborhood Area & Special Area Sites at Appropriate Size Criteria





# Neighborhood Area 13



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10787 S Blaney Ave,

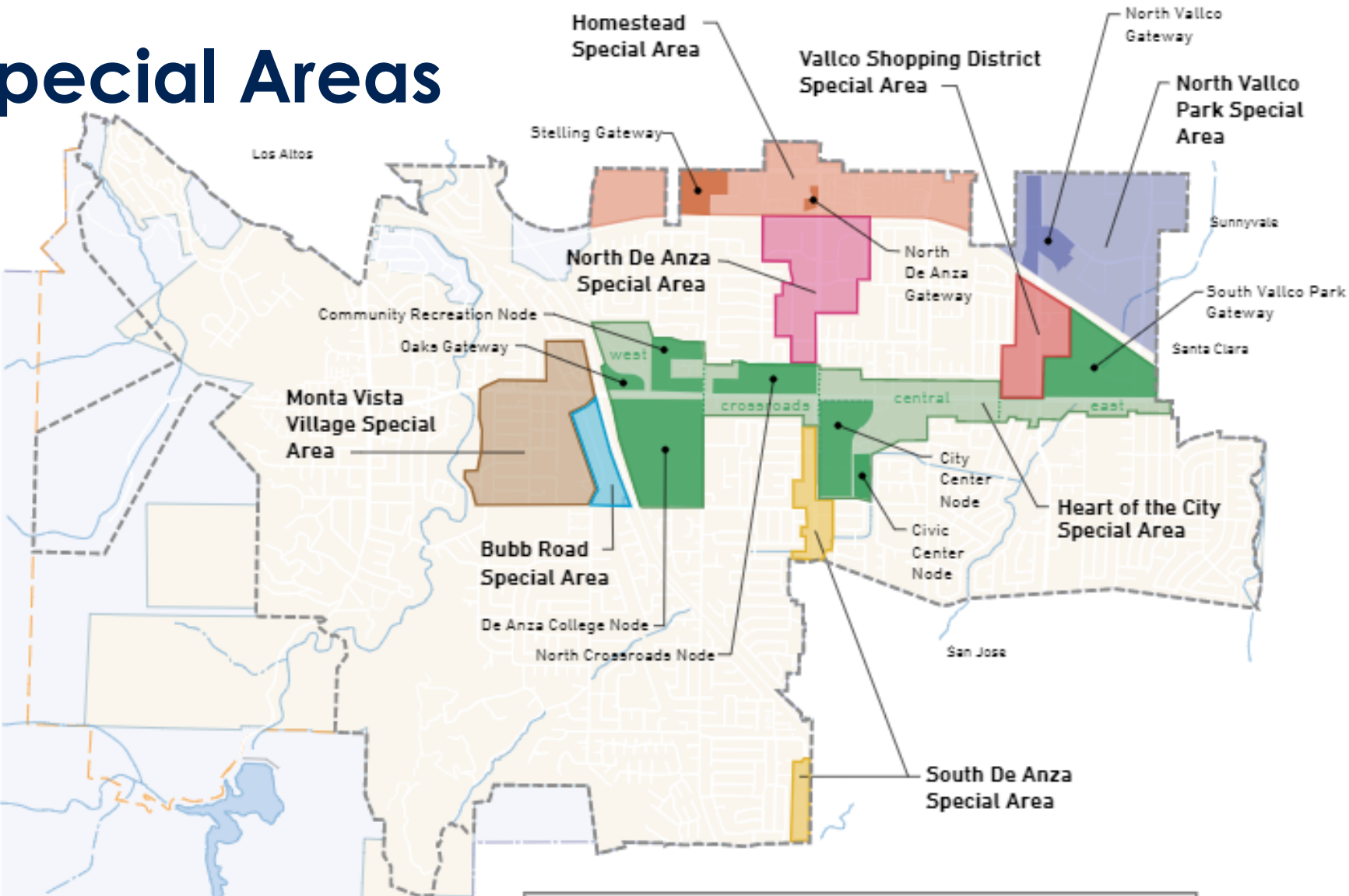
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10891 S Blaney Ave,

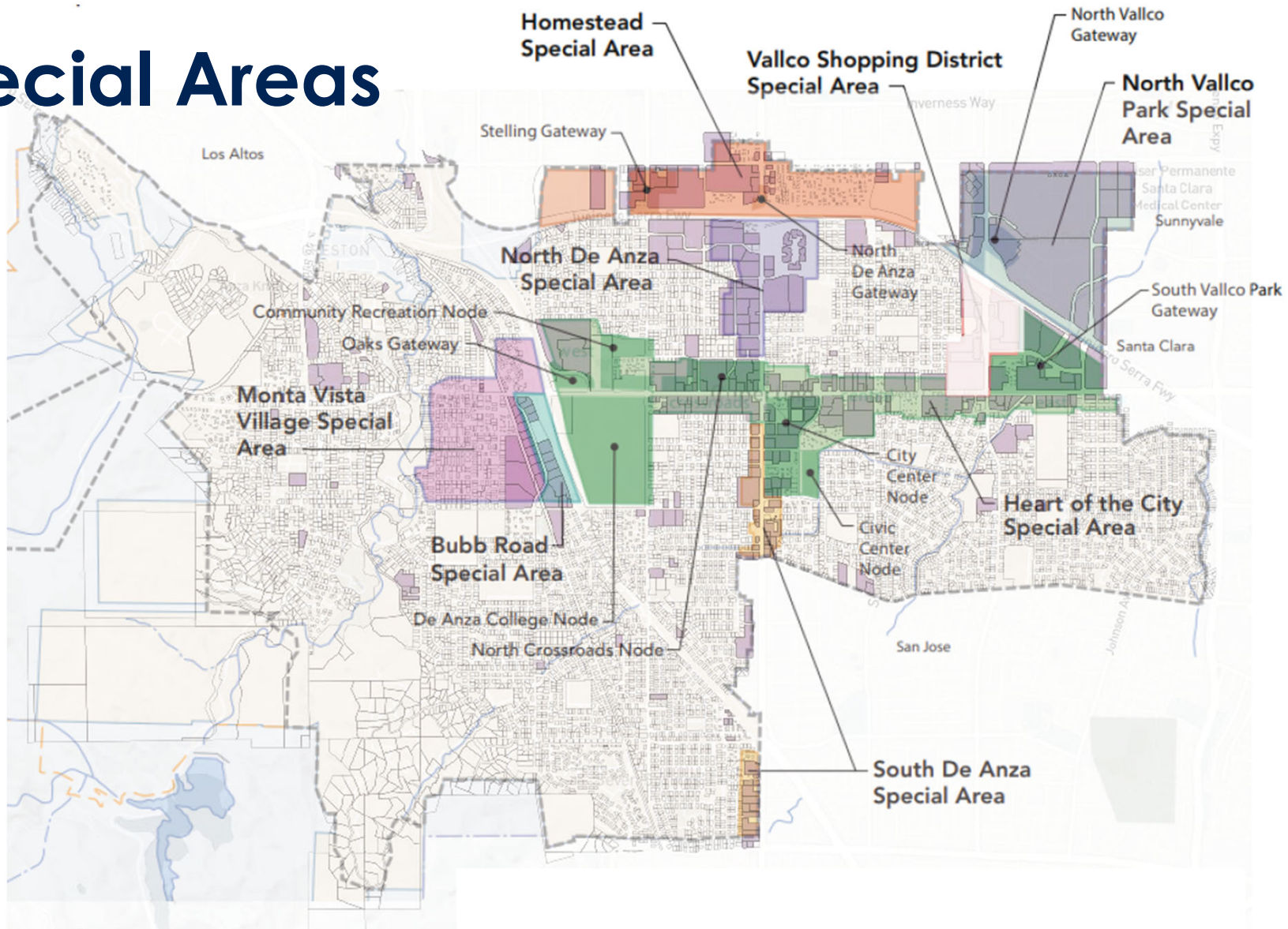
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20455 Silverado Ave,

# Special Areas

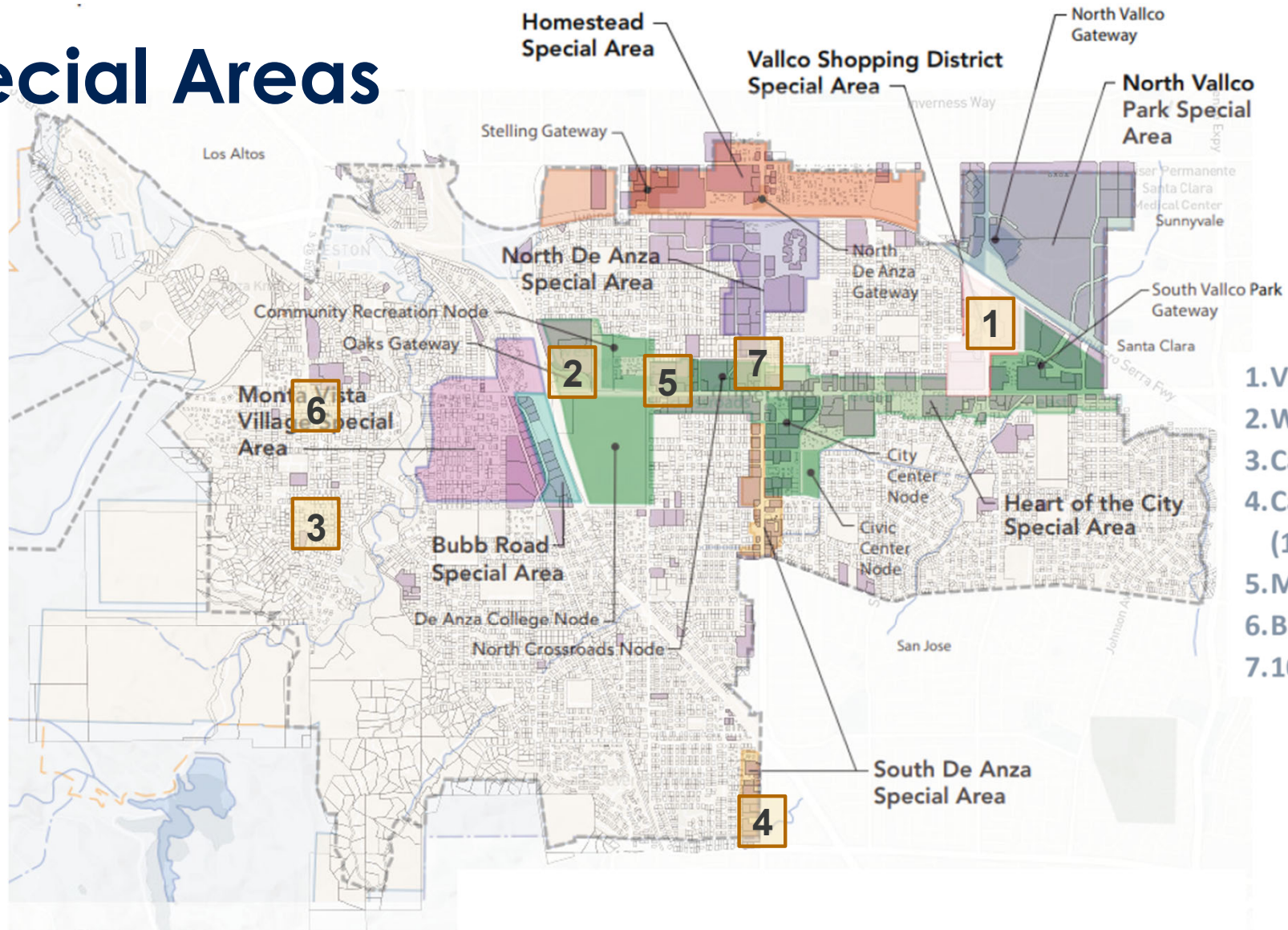


# Special Areas



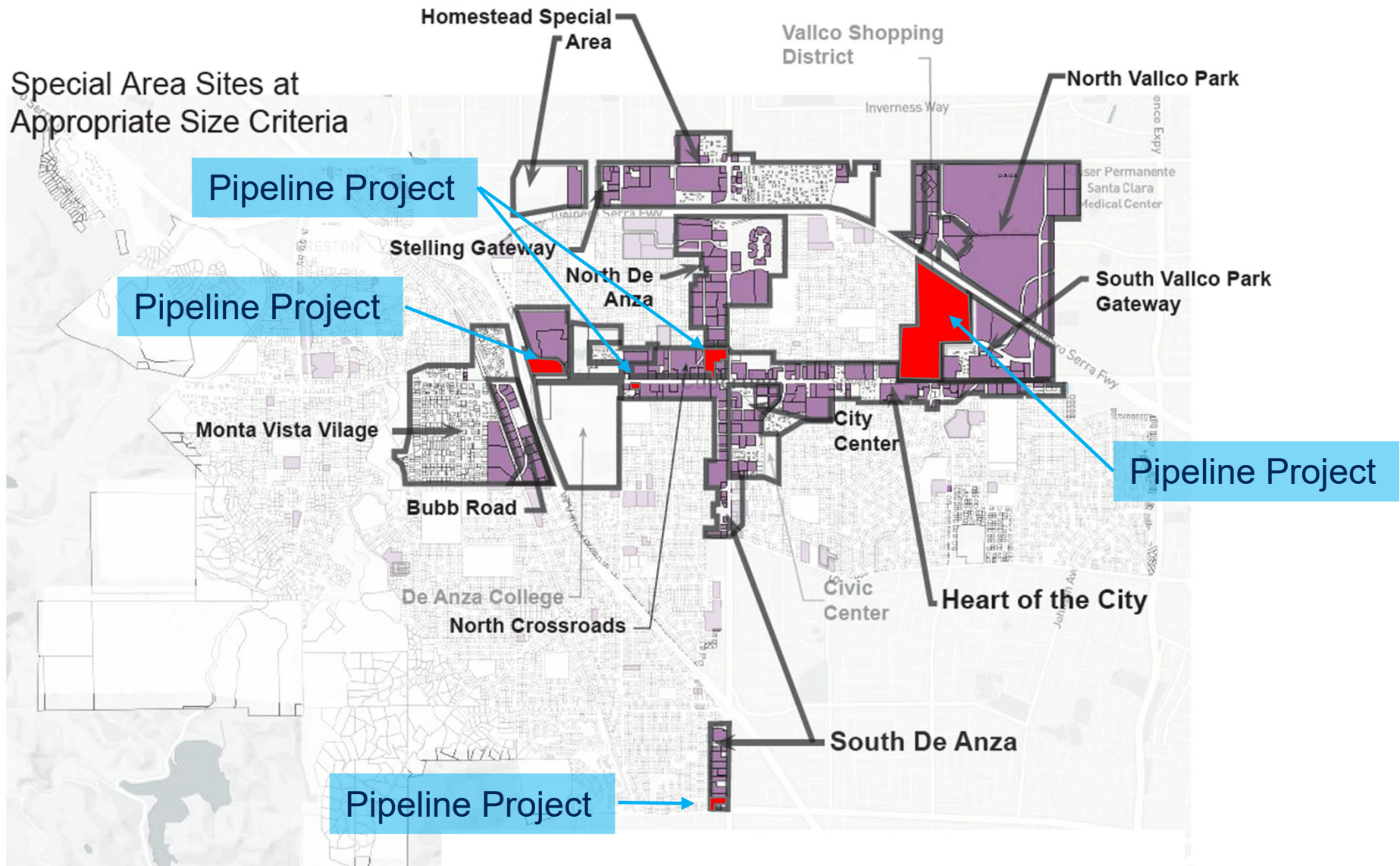


# Special Areas



1. VALLCO
2. Westport
3. Canyon Crossing
4. Carriage House  
(1655 S. De Anza)
5. Marina
6. Bateh Brothers
7. 10040 Bianchi Way

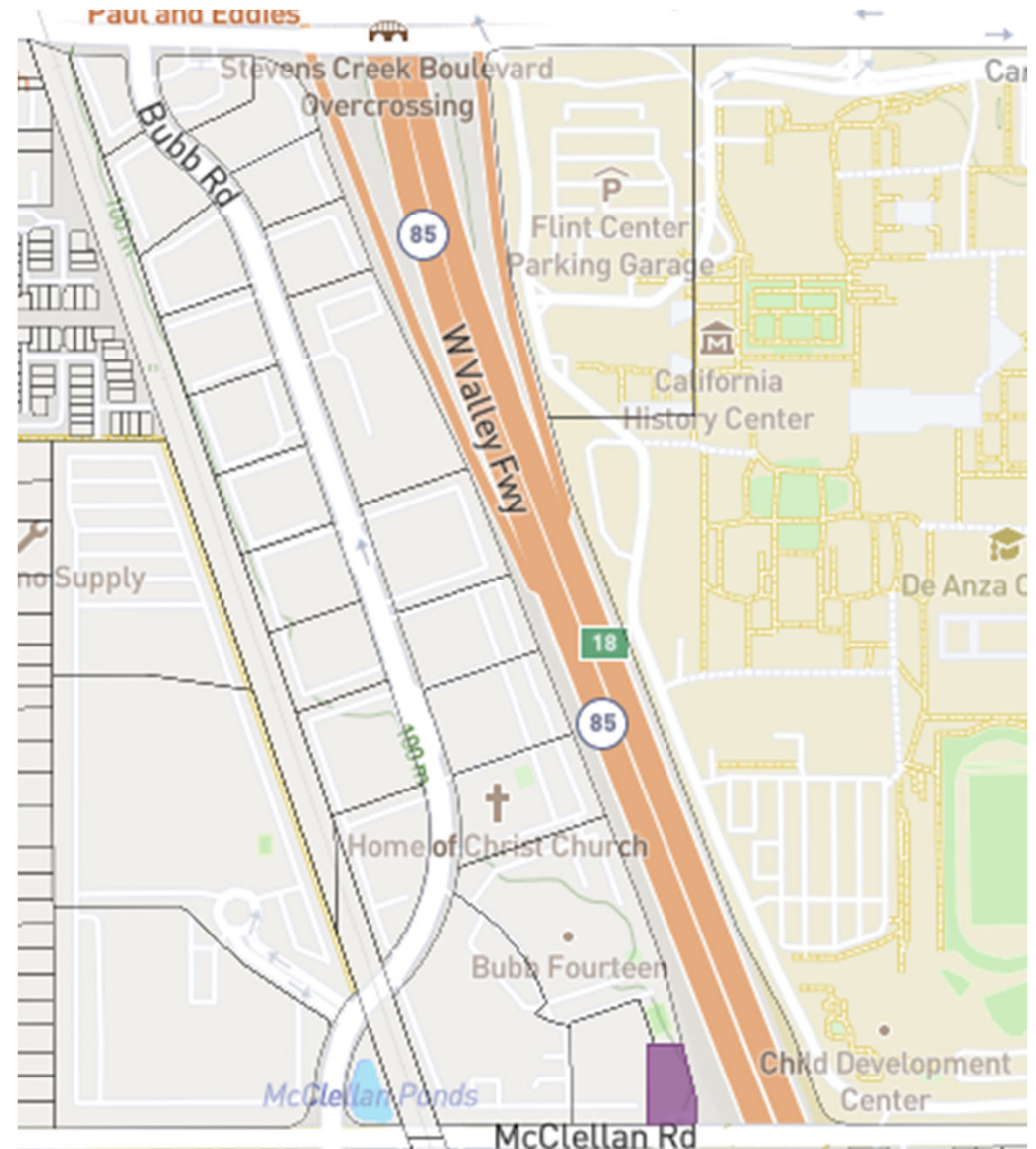
Special Area Sites at  
Appropriate Size Criteria





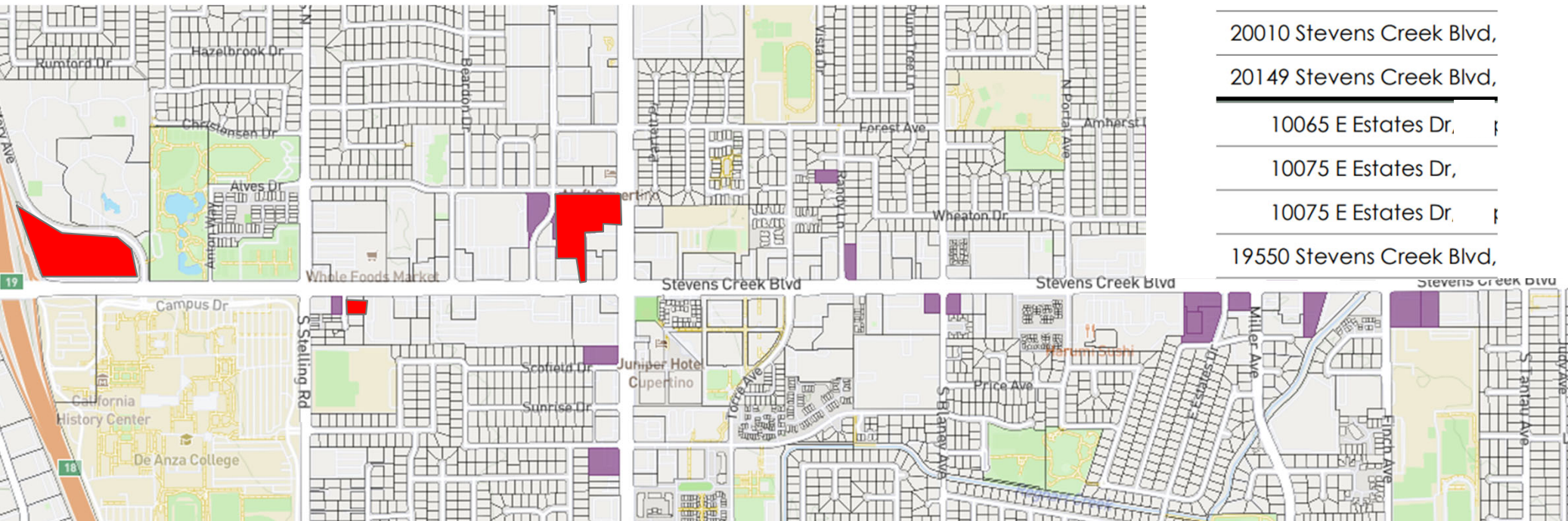
# Special Area 15 Bubb Road

21431 McClellan Rd,



# Special Areas

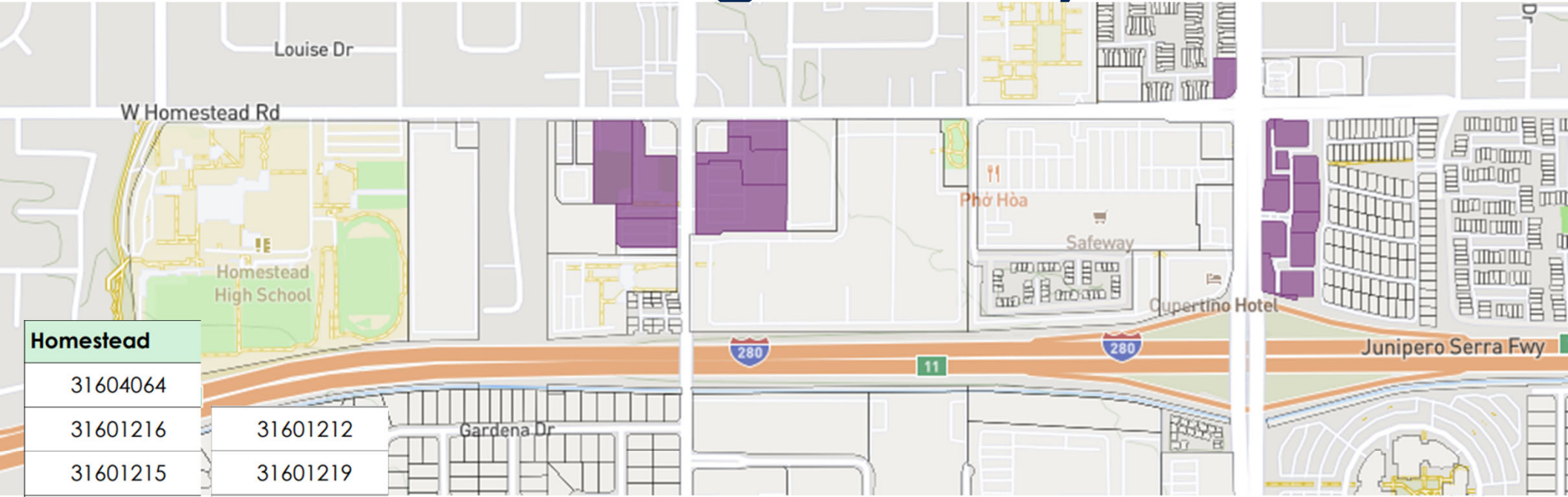
## 16-20 Heart of the City



10125 Bandlely Dr,
20950 Stevens Creek Blvd,
19990 Stevens Creek Blvd,
20010 Stevens Creek Blvd,
20149 Stevens Creek Blvd,
10065 E Estates Dr,
10075 E Estates Dr,
10075 E Estates Dr,
19550 Stevens Creek Blvd,

# Special Area 21-22

## Homestead & Stelling Gateway



Homestead	
31604064	
31601216	31601212
31601215	31601219
31601217	31601221
31601214	31601222
31601218	31601223
31601213	32336018

31601212
31601219
31601221
31601222
31601223
32336018

32609061
32609060
32607036
32607022



# Special Area 23

## Monta Vista Village

21730 Olive Ave,

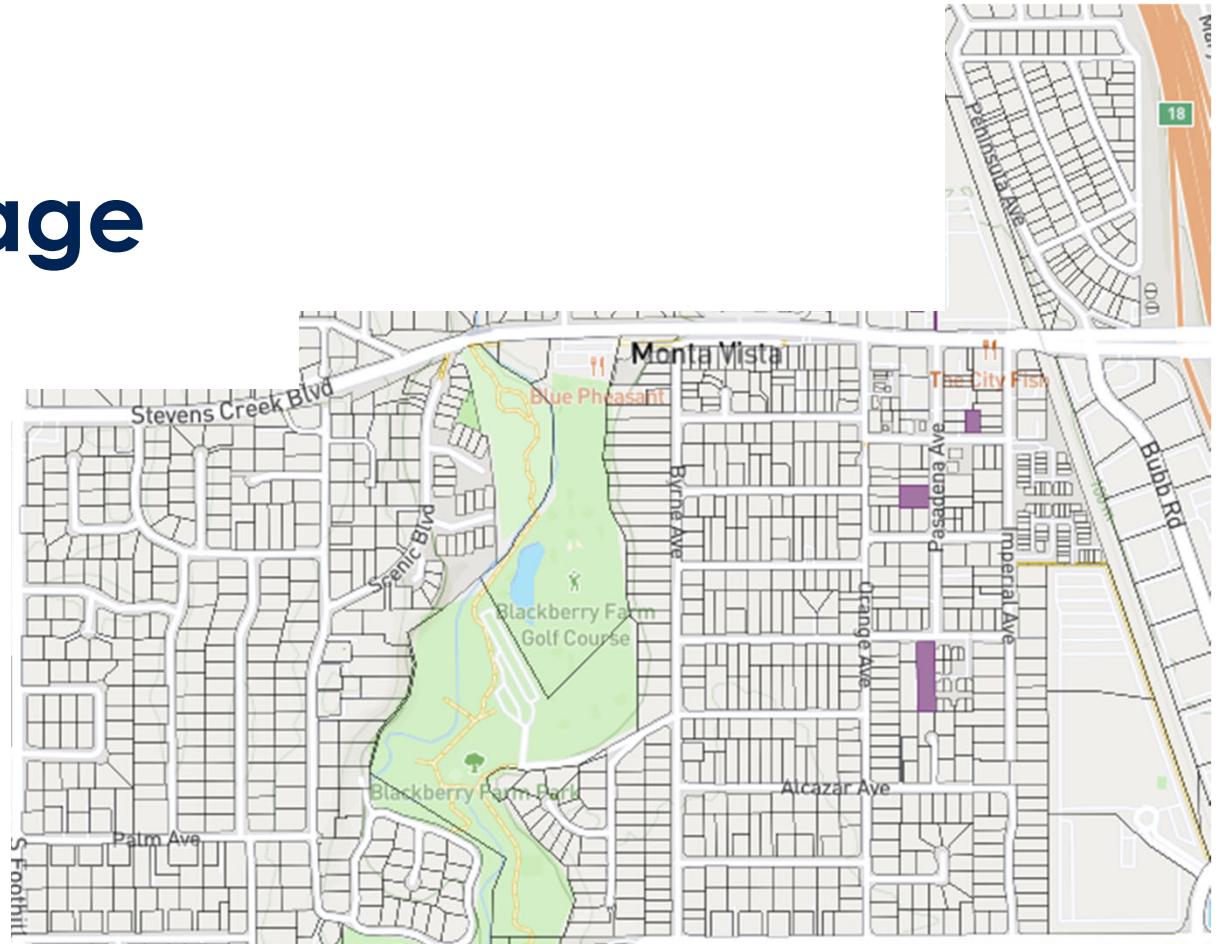
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21685 Granada Ave,

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10141 Pasadena Ave,

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# Special Area 24

## South De Anza

10105 S De Anza Blvd,

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10291 S De Anza Blvd,

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10710 S De Anza Blvd,

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20421 Bollinger Rd,

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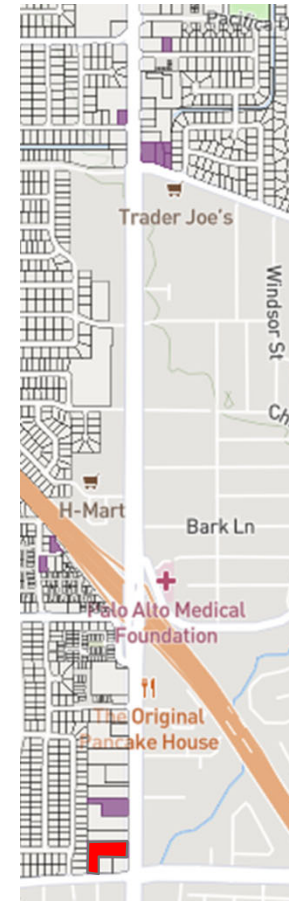
20411 Bollinger Rd,

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20431 Bollinger Rd,

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10619 South De Anza Blvd,



# Special Area 29 North Vallco Park

10989 N Wolfe Rd,

10801 N Wolfe Rd,

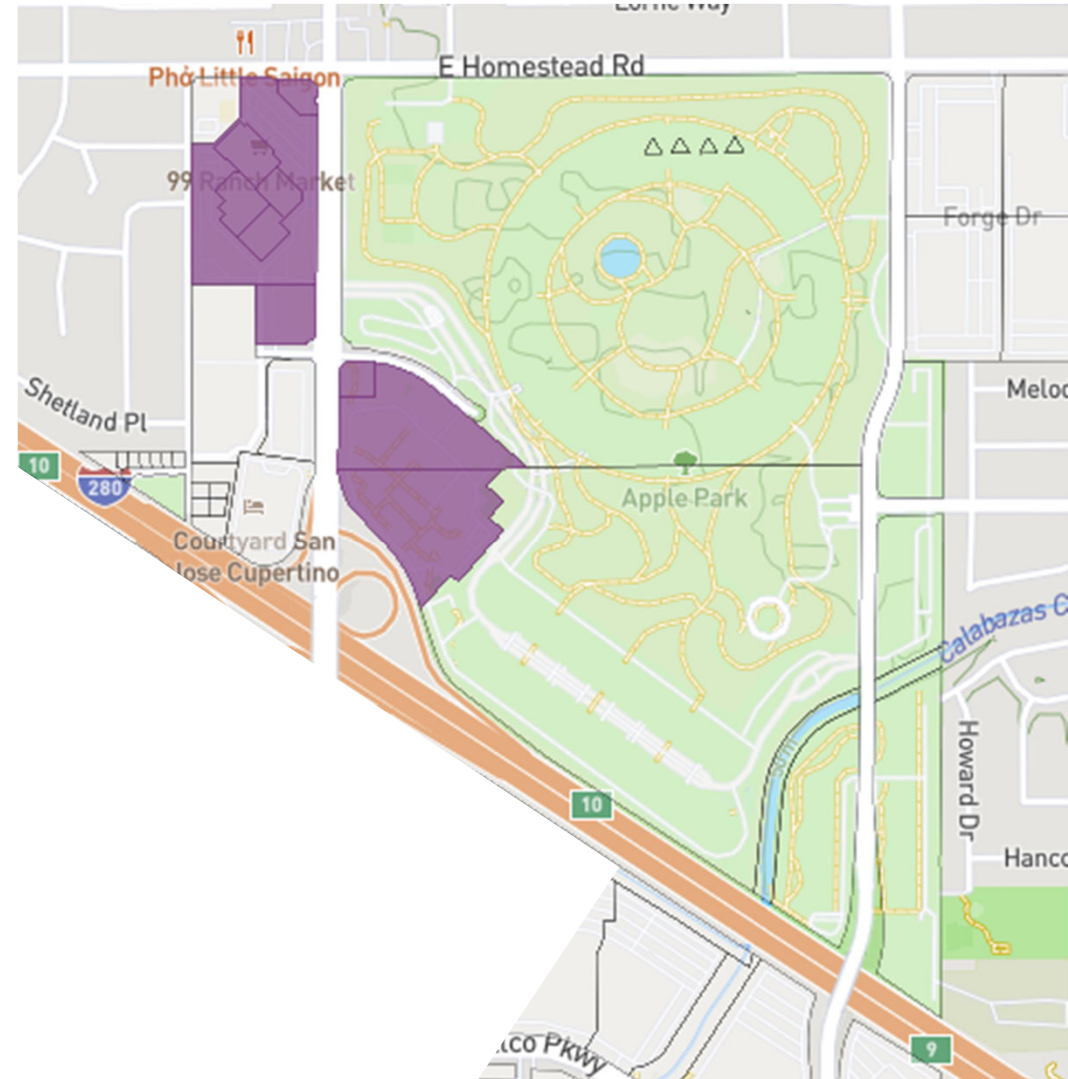
10805 N Wolfe Rd,

10871 N Wolfe Rd,

10883 N Wolfe Rd,

10961 N Wolfe Rd,

11111 N Wolfe Rd,



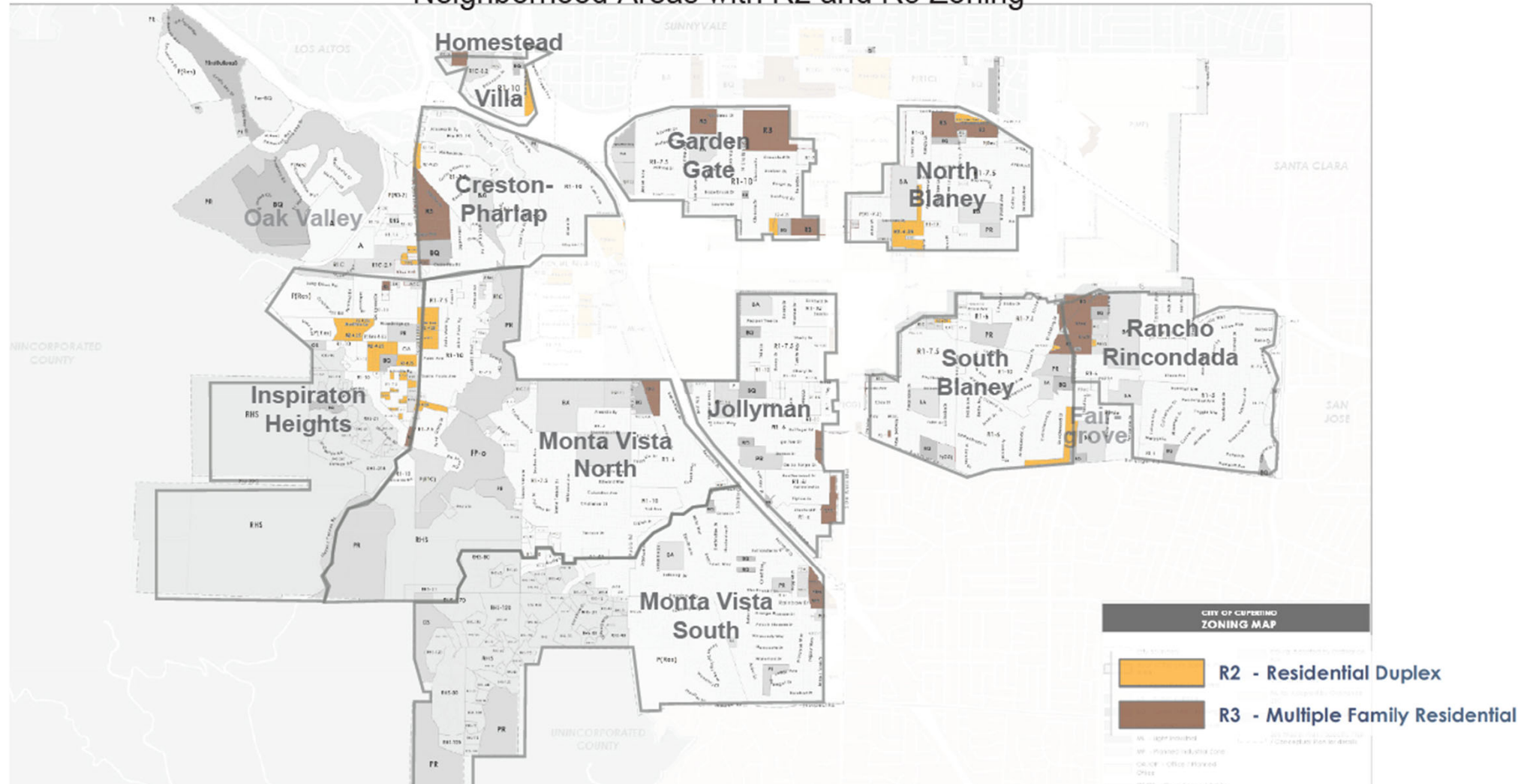


# Questions & Feedback



<https://engagecupertino.org/housingelement>

## Neighborhood Areas with R2 and R3 Zoning



All Area Sites at Appropriate Size Criteria with Bus Routes

**Bus**

- 522 Rapid Bus**  
Limited-stop service at frequent intervals
- 523 Rapid Bus**  
Limited-stop service
- 61 Frequent Bus**  
Less frequent part of route
- 42 Local Bus**  
Less frequent or selected trips only
- 102 Express Bus**  
Direct commute-hour service
- 247 School Service**  
Seasonal service oriented to school bell times (open to public)

**Map Labels:** Fremont, Sunnyvale, Cupertino, San Jose, Stevens Creek, De Anza College, Cupertino City Hall, Santa Clara Medical Center, Lawrence Expwy, Saratoga, Atterton, West, El Paseo de Saratoga.

**Map Features:** The map shows a network of bus routes and sites. Sites are marked with red dots and labeled with numbers. The map includes a legend for bus routes and a detailed inset map of the San Jose area.

The diagram illustrates six types of bus services, each with a corresponding icon and description:

- Rapid Bus**: Limited-stop service at frequent intervals. Icon: Red line with a red circle containing a white dot.
- Rapid Stop**: Limited-stop service. Icon: Blue line with a blue circle containing a white dot.
- Frequent Bus**: Less frequent part of route. Icon: Red line with a red circle containing a white dot.
- Local Bus**: Less frequent or selected trips only. Icon: Blue line with a blue circle containing a white dot.
- Express Bus**: Direct commute-hour service. Icon: Green dashed line with a green circle containing a white dot.
- School Service**: Seasonal service oriented to school bell times (open to public). Icon: Dashed line with a circle containing a white dot.

**523**  **Rapid Bus**  
Limited-stop service

**61** Frequent Bus  
61 Less frequent part of route

**42** **Local Bus**  
Less frequent or selected trips only

102 **Express Bus**  
Direct commute-hour service

----- 247 **School Service**  
Seasonal service oriented to  
school bell times (open to public)



