

6th Cycle Housing Element Update

City Council
August 30, 2022



**CITY OF
CUPERTINO**

Background

- Housing Element part of General Plan and includes housing policies, programs, needs analysis and RHNA
- Required to be updated every 8 years; 6th Cycle update covers 2023-2031
- Sites Inventory is a primary mechanism for meeting RHNA

Solutions for Housing: Problem-Solving Together



Local Decision-Makers:
Housing Commission,
Planning Commission &
City Council

Regional Decision-Makers:
(ABAG) Association of Bay
Area Governments

HCD: State Department of
Housing and Community
Development

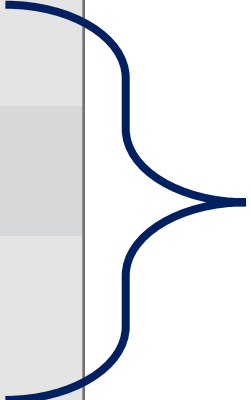
RHNA for Cupertino 2015 - 2023

RHNA Entitlements By City						
		Extremely Low/Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (over 120% of AMI)	Total Units
Projected Need (RHNA)		356	207	231	270	1,064
Total RHNA Entitled & Produced (2014-2021)		48	19	134	216	417
Balance not including PIPELINE		(308)	(188)	(97)	(54)	(647)
Projects Entitled by City, but not yet constructed, or PIPELINE	Hamptons	-	7	30	563	600
	The Oaks - Entitled: No BP				123	123
	Marina**	16	-	2	170	188
	Vallco (SB35)	361	840	-	1,201	2,402
Total Projects Entitled by City (Not Yet Produced)		361	847	30	1,887	3,125
Balance		-	-	67	-	67

**Produced means building permits issued **Entitled by City, project expired*

RHNA for Cupertino 2023 - 2031

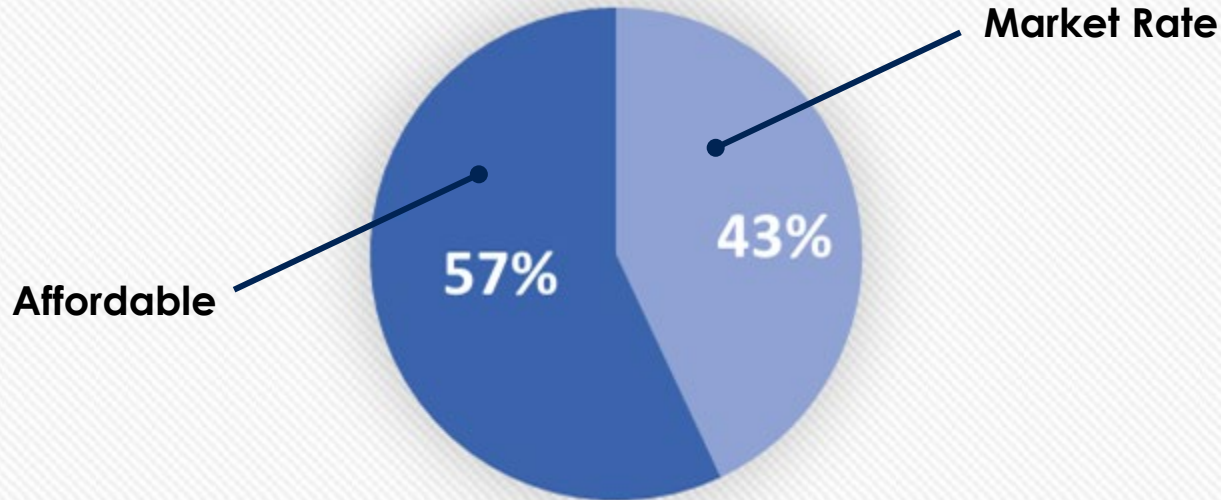
Income Group	Units
Very Low Income (<50% of AMI)	1,193
Low Income (50%-80% of AMI)	687
Moderate Income (80%-120% of AMI)	755
Above Moderate Income (>120% of AMI)	1,953
Total	4,588



Affordable
Units = 2,635

RHNA for Cupertino

Housing Units Capacity Required Through RHNA



Background

- 6th Cycle RHNA: 4,588 new units
- The City is currently meeting Low (687) and Market-rate (1,953) needs through Pipeline projects
- RHNA challenge: Discover capacity for 1,193 Very-Low and 755 Moderate units

RHNA Challenge for Cupertino

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	2,217	3,545
ADUs (<i>based on past prod.</i>)	60	60	60	20	200
Balance*	833	0	655	0	1,488

*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.

Background

- Pipeline projects: Have discretionary entitlements, or likely to, but aren't built or have building permits yet.
- Cupertino has significant Pipeline units: 3,545
- In addition to Pipeline units, an additional 2,090 units are recommended (Tier 1) and 200 ADUs

Pipeline Projects

						Existing Units	Total New Units
P	3,545	Pipeline Projects		Pipeline Project Names			
P1		31620120	10101 N Wolfe Rd 10330 N Wolfe Rd	Valco		0	2,402
		31620121					
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	Coach House (1655 S. De Anza)		0	34
P5		32634066 32634043	10118-10122 Bandlely 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		35920030	20860 McClellan Rd			0	12
P9		316-06-058 316-06-059 316-06-060	19500 Pruneridge Ave	The Hamptons Apartment Homes		342	600
PIPELINE SUB-TOTAL						344	3,545

Background

- Six Planning Commission study sessions/ meetings on Sites Inventory in 2022
- Started with nearly 400 properties that met HCD criteria
- Extensive public comment at meetings
- June 28 and July 5 Joint PC-HC recommendation on sites

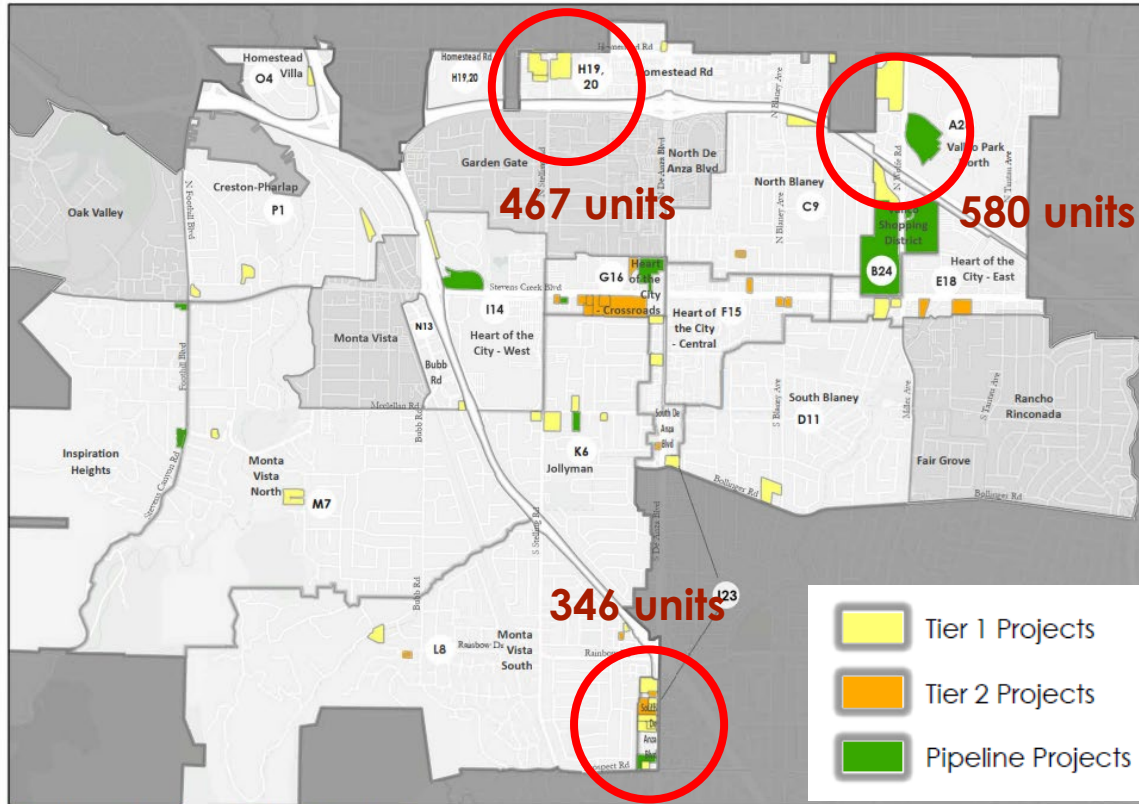
Goals from the Planning Commission

1. Strive for a balance between the City's eastern and western areas;
2. Avoid or minimize displacement of existing uses;
3. Minimize “up-zoning” sites to the extent feasible;
4. Help counteract declining enrollment trends that are occurring city and county wide.

PC-HC Recommendations

- 56 Tier 1 properties in addition to 9 Pipeline sites
- 44 Tier 1 properties have minimum densities of 30 or 50 DU/acre
 - HCD presumption: min. 30 du/acre encourages lower income housing

Target Housing Areas



Three target housing areas:

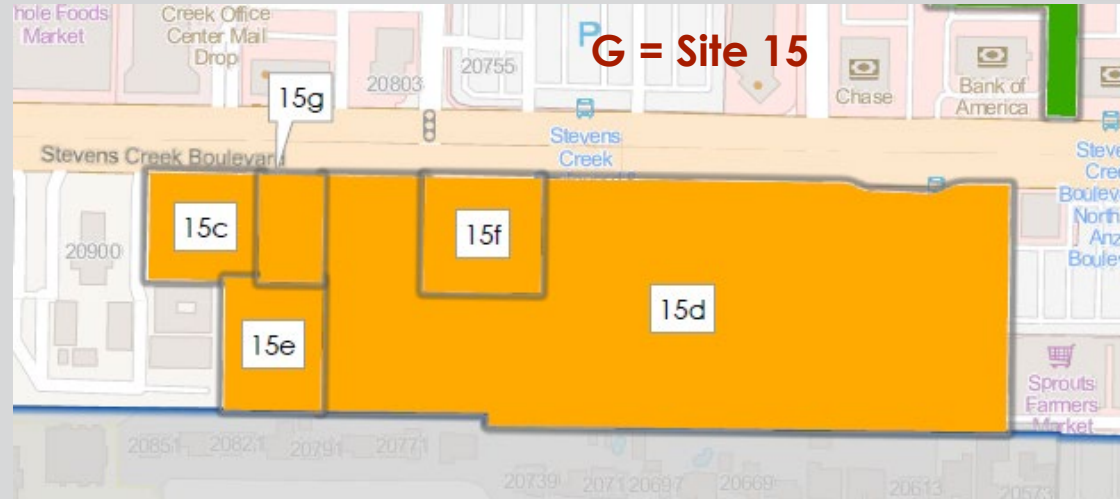
1. Stelling Gateway/ Homestead
2. South De Anza
3. North Vallco Park/ Vallco Shopping District

PC-HC Recommendations

- Higher densities on individual westside properties and South De Anza Blvd
- “Split” densities for Stevens Creek and S De Anza properties: 50 du/acre along street frontage, 25 to 30 du/acre adjacent to neighborhoods

PC-HC Recommendations

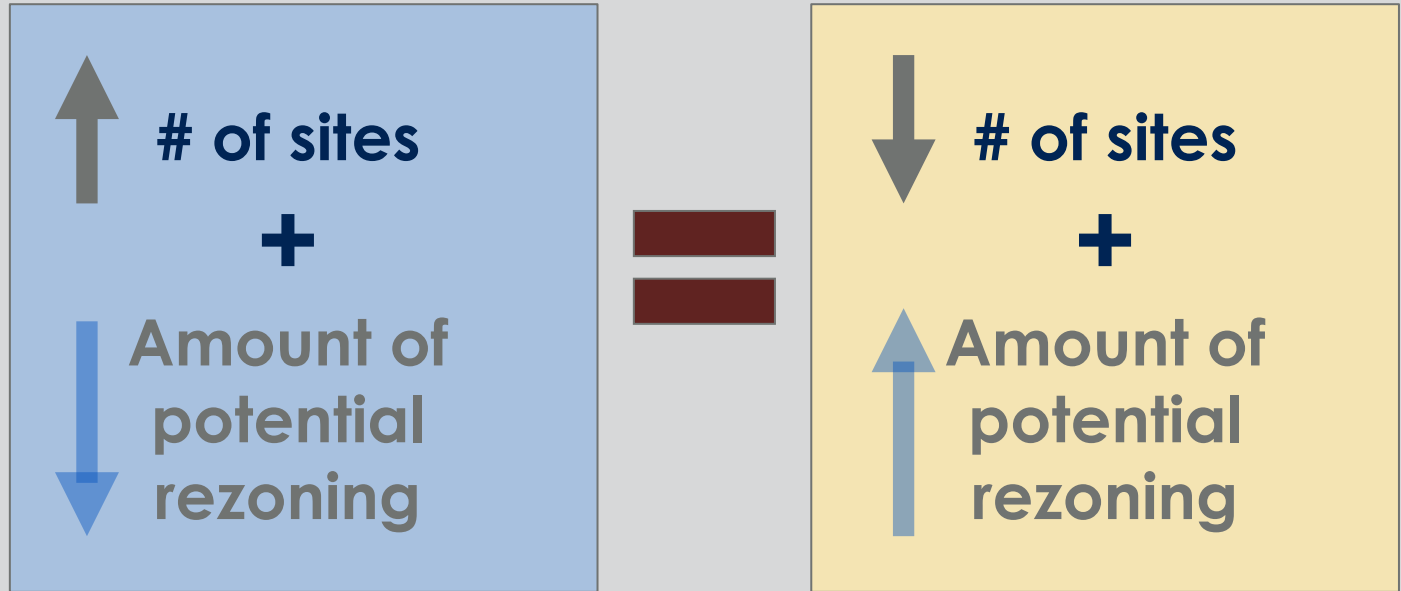
- Additional site consideration for Council:*
HOC-Crossroads on Inventory as Tier 2



Inventory Considerations

- HCD recommends 15-30% Buffer above RHNA, though not a requirement, it provides greater assurance of meeting housing needs at all income levels (SB 166)
- City meeting Low and Market-rate housing through Pipeline, Buffer less a concern for Pipeline
- Recommended Inventory has 27% Buffer

Sites Inventory – Inverse Relationship



Density Reference



Source: League of CA Cities



Community Outreach

- Postcards mailed to all households
- Property Owner Interest Letters and follow-up
- Website/Balancing Act, Notices, E-notifications, social media
- Community Meetings in May, July, September, with AFFH-focus to comply with HCD requirements

Public Comments Received

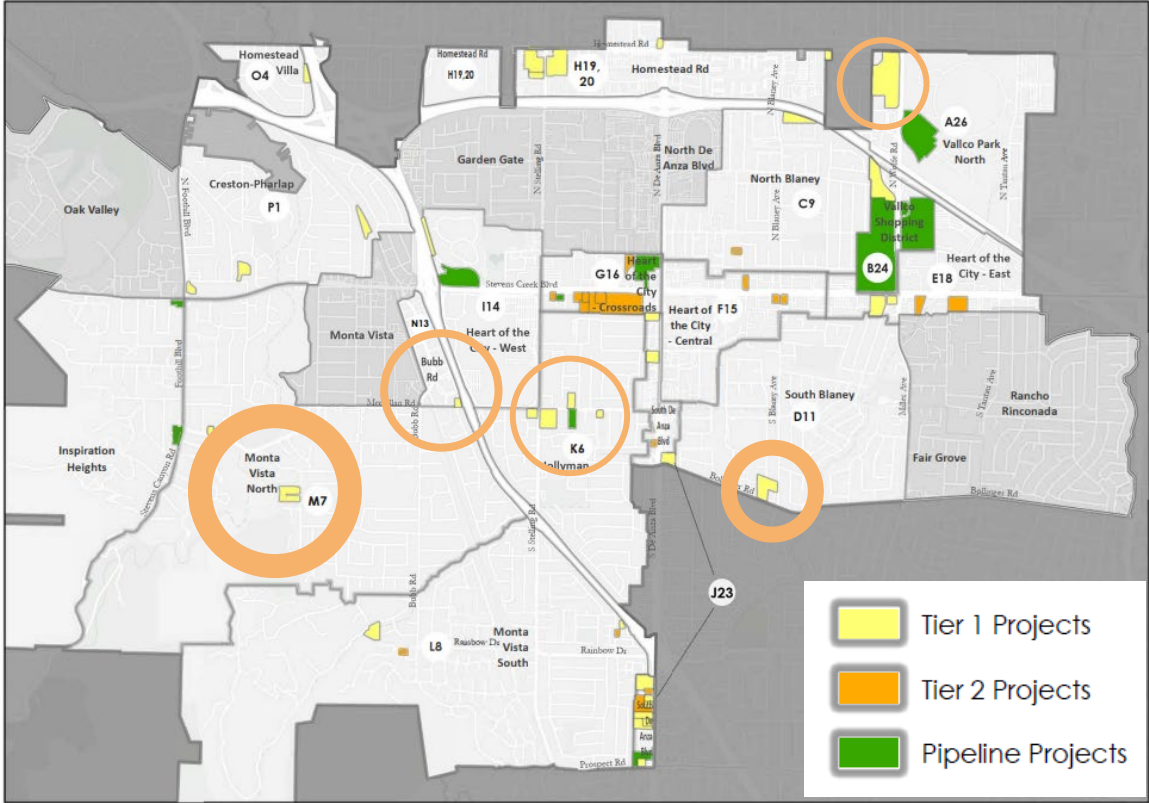
- Available on the website for 49 days
- Received more than 1,000 individual comments for 53 sites
- Conservative average of satisfaction 58%
“Happy” votes were divided by the total number of comments
The total includes “Neutral” and Balancing Act comments
- Three priorities emerged for deeper Council review and analysis

Priority 1: Review of Public Comments

Map ID	Tier	Owner	Name of Area	# of units	Total	Support Quotient	
A-26a	1	Yes	North Vallco Park	323	19	32%	
D-11a	1	Yes	South Blaney	65	87	33%	
K-6c	1	Yes	Jollyman	6	18	39%	
K-6d	1	Yes		21	16	38%	
M-7a	1	Yes	Monta Vista North	73	119	18%	
N-13a	1	Yes	Bubb Road	23	31	35%	
Total:				511	290	33%	Average

- Highest number of comments received
- Smallest “Support Quotient”
- Six areas of Tier 1 sites that equal 511 units

Highest Comments Received



Priority 2: Review of Public Comments

Map ID	Tier	Owner	Name of Area	# of units	Total	Support Quotient	
B-24a	1	Yes	Vallco Shopping District	257	42	45%	
E-18c	2	Yes	Heart of the City (East)	134	13	46%	
I-14a	1	Yes	Heart of the City (West) (was 3a)	22	26	42%	
L-8a	2		Monta Vista South	8	25	40%	
Total:				421	106	43%	Average

- Less than 50% “Support Quotient”
- Majority with Property Owner Interest
- Total equalling 279 units without Tier 2

Priority 3: Review of Public Comments

Map ID	Tier	Owner	Name of Area	# of units	Total	Support Quotient	
E-18c	2	Yes	Heart of the City (East) Total = 194 possible	134	13	46%	
E-18d	2	Yes		60	11	55%	
F-16a	2		Heart of the City (Central) Total = 79 units possible	23	10	50%	
F-16b	2	Yes		24	11	73%	
F-16c	2	Yes		32	11	73%	
G-15a	2	Yes	Heart of the City (Crossroads) Total = 474 units possible	55	20	70%	
G-15b	2	Yes		16	17	76%	
G-15c	2			25	14	64%	
G-15d	2			314	13	62%	
G-15e	2			24	11	64%	
G-15f	2			28	7	86%	
G-15g	2			14	11	64%	
J-23c	2	Yes	South De Anza Total = 86 units possible	8	13	62%	
J-23e	2			9	13	54%	
J-23f	2			69	13	62%	
L-8d	2		Monta Vista South	1	12	67%	
M-7b	2		Monta Vista North	1	30	50%	
				834	230	58%	Average

Schedule/Next Steps

- EIR process critical path for project, enables rezoning of sites
- Like many Bay Area Cities, the City cannot meet this due date, so housing sites need rezoning by January 31, 2024
- Sites Inventory crucial to begin CEQA/EIR process, estimated at ***nine months min.***



Schedule/Next Steps

- Housing Commission will work with source materials to recommend policies and programs, with a strong focus on AFFH
- Full Public Draft will be available for all comments to be addressed similar to a DEIR process
- Both comments and responses will be available to HCD

Focus for Tonight's Sites Review



Discuss Sites for CEQA
Including Density Unit Count



Discuss Zoning or Policy

Suggested Agenda for Sites Review

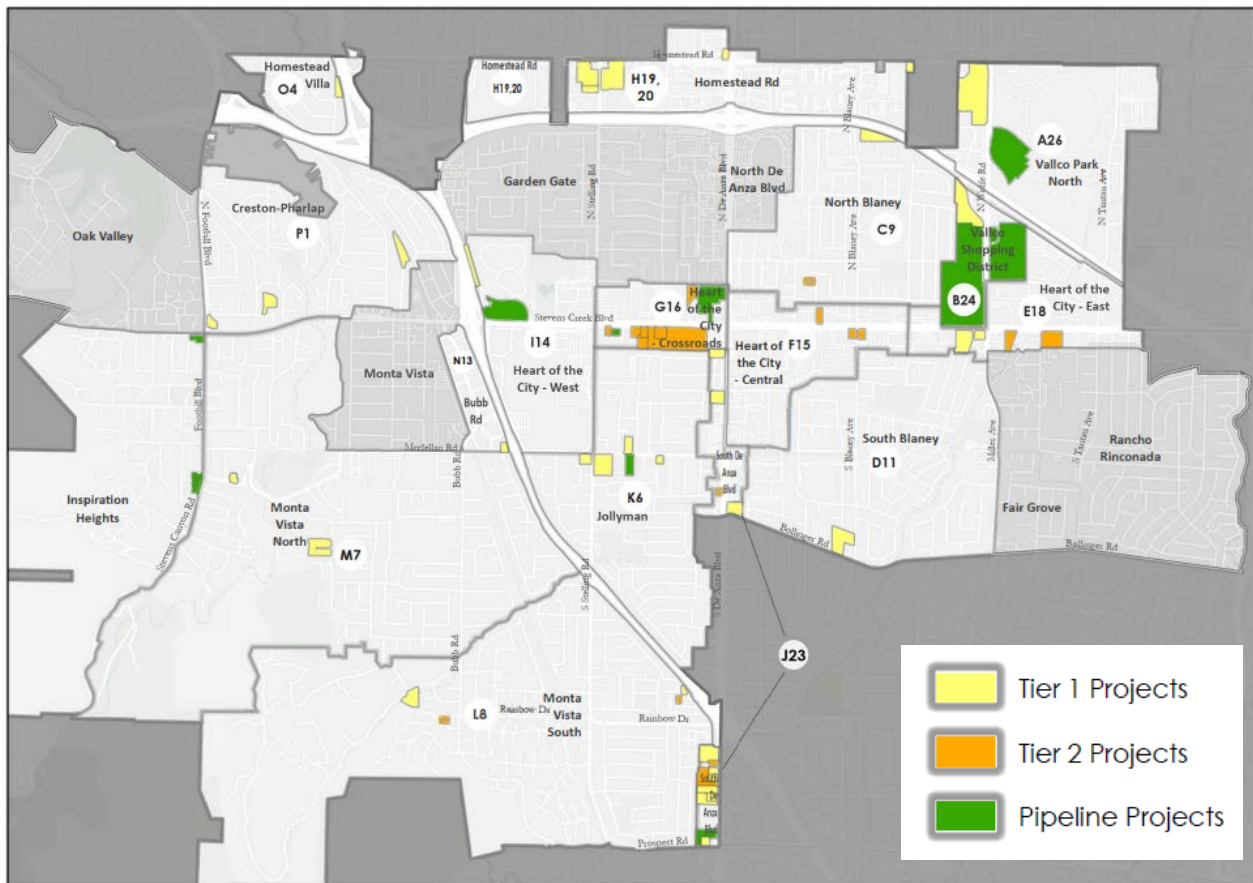
Monday 8/29

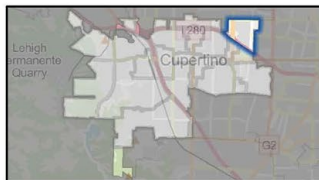
1. Overview Presentation (ending here)
2. Public Comment
3. Review all 16 Areas, with a vote for final choices for each of the Areas
4. Additional information and graphics for each site is available upon Council request

Housing Element Sites for Council Discussion

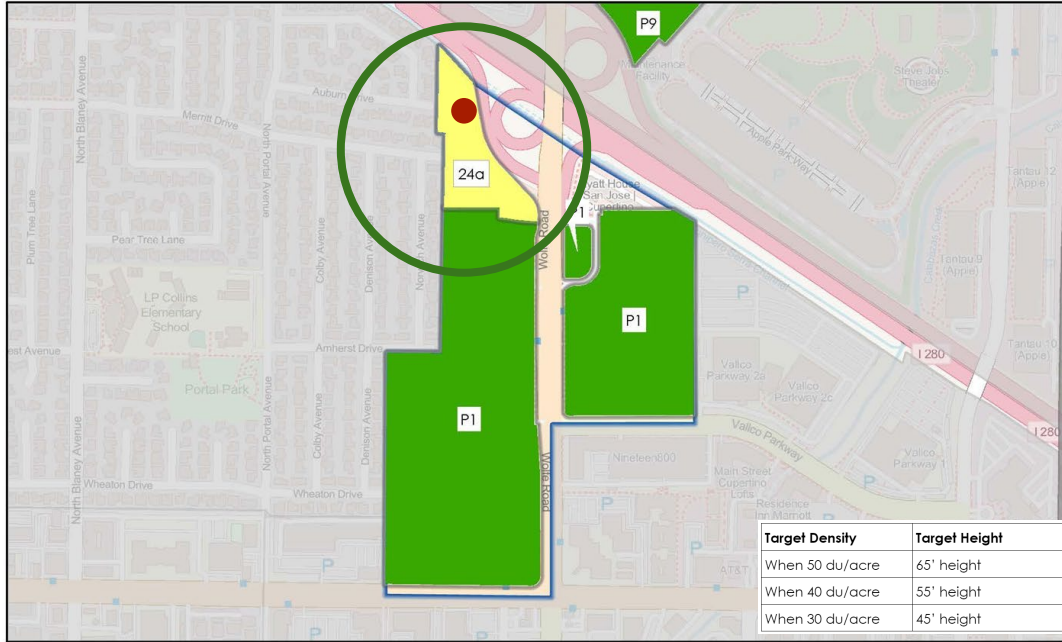
Ordered East to West

Order	Map ID	Name of Area	# of units
A	26	North Vallco Park	323
B	24	Vallco Shopping District	257
C	9	North Blaney	61
D	11	South Blaney	102
E	18	Heart of the City (East)	165
F	16	Heart of the City (Central)	0
G	15	Heart of the City (Crossroads)	0
H	19, 20	Homestead & Stelling Gateway (shared map)	467
I	14	Heart of the City (West)	22
J	23	South De Anza	462
K	6	Jollyman	64
L	8	Monta Vista South	29
M	7	Monta Vista North	72
N	13	Bubb Road	23
O	4	Homestead Villa	12
P	1	Creston-Pharlap	31
Total units for Tier 1 sites:			2,090





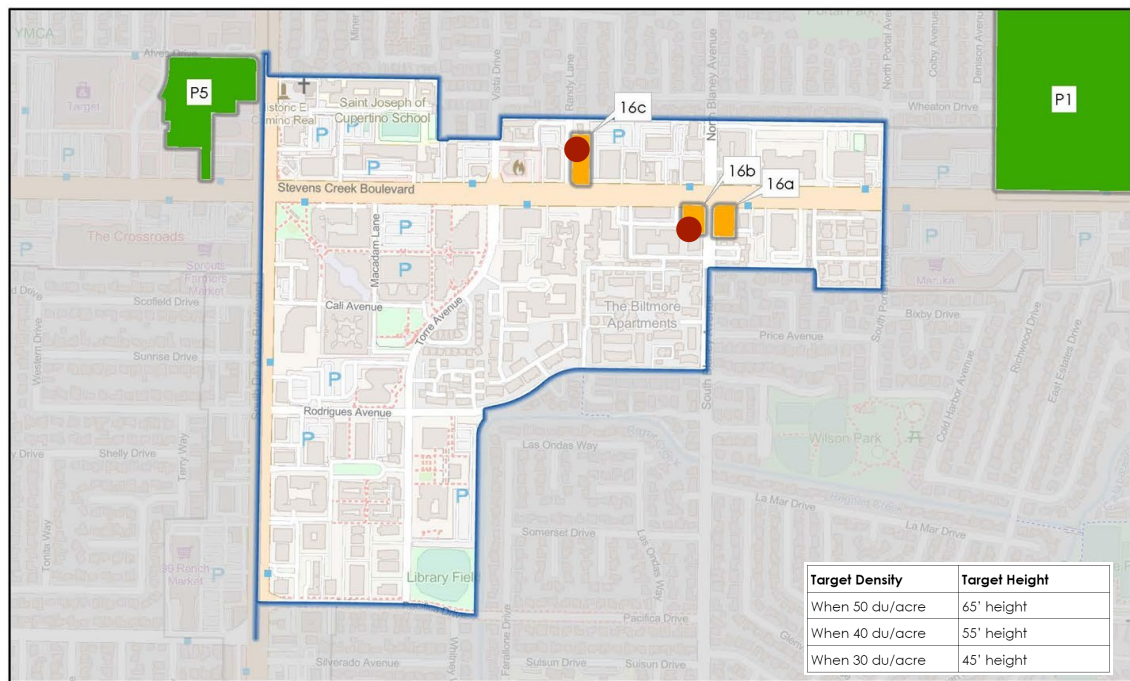
Key Map ID	Tier	Site Address /Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
26a	1	10989 N Wolfe Rd	25	30	0	31
	1	10805 N Wolfe Rd	25	30	0	208
	1	10871 N Wolfe Rd	25	30	0	22
	1	10883 N Wolfe Rd	25	30	0	28
	1	10961 N Wolfe Rd	25	30	2	19
	1	11111 N Wolfe Rd	25	30	1	16



Total = 257 units
Size = 5.16 acres

Key Map ID	Tier	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
24a	1	[no address]		50	0	257





Heart of the City - Central Special Area

- Tier 1 Projects
- Tier 2 Projects
- Pipeline Projects

Neighborhood /
Special Center
Boundary

F = Site 16
● = Owner Interest

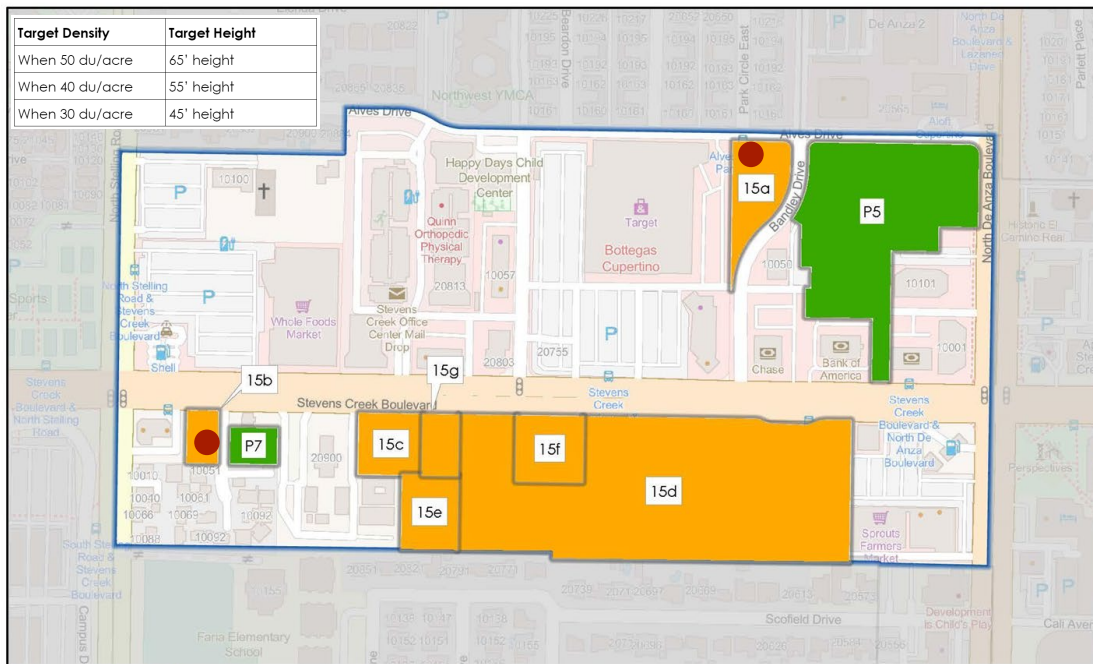


Total = 0 units

Key Map ID	Tier	Site Address/ Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
16a	2	19990 Stevens Creek Blvd	25	50	0	-
16b	2	20010 Stevens Creek Blvd	25	50	0	-
16c	2	20149 Stevens Creek Blvd	25	50	0	-

16a = 0.46 acres, 23 units
16b = 0.47 acres, 24 units
16c = 0.64 acres, 32 units

Target Density	Target Height
When 50 du/acre	65' height
When 40 du/acre	55' height
When 30 du/acre	45' height



Heart of the City - Crossroads Special Area

-  Tier 1 Projects
  Tier 2 Projects
  Pipeline Projects

G = Site 15

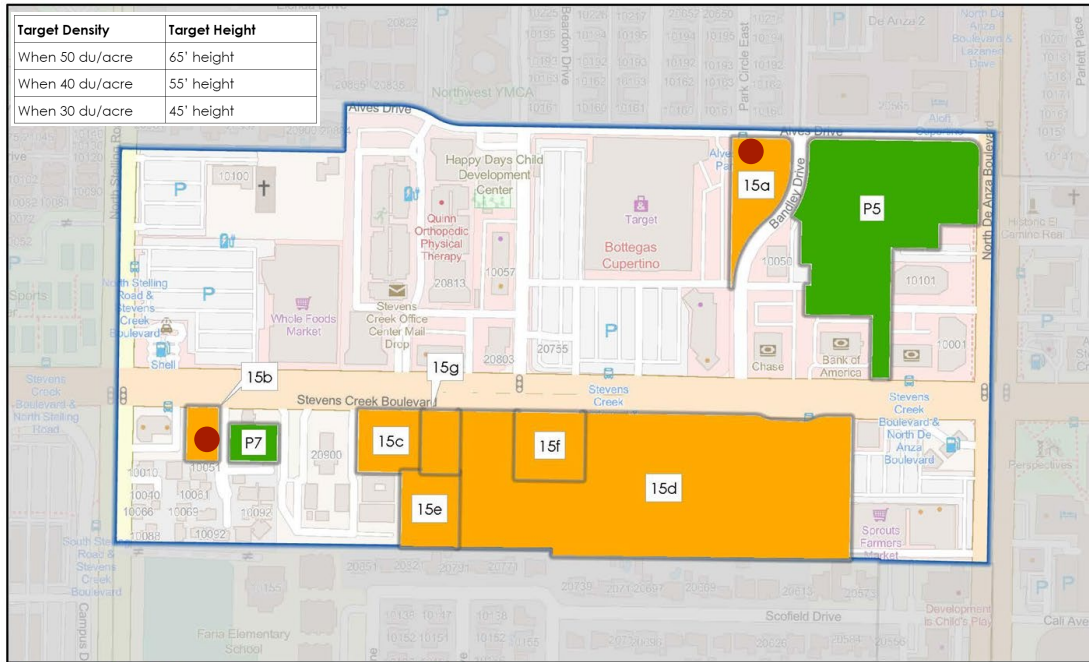
● = Owner Interest



Total = 0 units

Key Map ID	Tier	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
15a	2	10125 Bandlely Dr	25	50	0	-
15b	2	20950 Stevens Creek Blvd	25	50	0	-
15c	2	20840 Stevens Creek Blvd	25	30	0	-
15d	2	20730 Stevens Creek Blvd	25	30	0	-
15e	2	20830 Stevens Creek Blvd	25	30	0	-
15f	2	20750 Stevens Creek Blvd	25	30	0	-
15g	2	20840 Stevens Creek Blvd	25	30	0	-

Target Density	Target Height
When 50 du/acre	65' height
When 40 du/acre	55' height
When 30 du/acre	45' height



Heart of the City - Crossroads Special Area

-  Tier 1 Projects
  Tier 2 Projects
  Pipeline Projects
  Neighborhood / Special Center Boundary

G = Site 15

● = Owner Interest



Tier 2 Sites

Total = 474 units

15a = 1.09 acres, 55 units

15b = 0.32 acres, 16 units

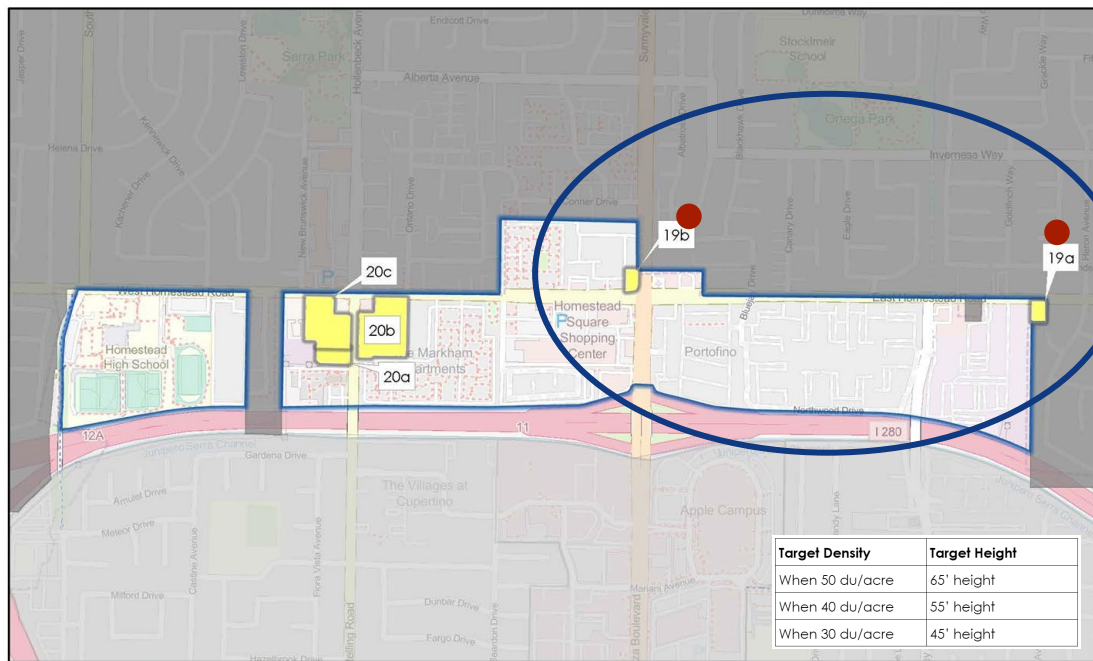
15c = 0.83 acres, 25 units

15d = 10.45 acres, 314 units

15e = 0.81 acres, 24 units

15f = 0.92 acres, 28 units

15g = 0.45 acres, 14 units



Homestead Rd Special Area

- Tier 1 Projects
- Tier 2 Projects
- Pipeline Projects

 Neighborhood /
Special Center
Boundary

0 500 1,000 Feet

H = Sites 19

● = Owner Interest



Total = 27 units

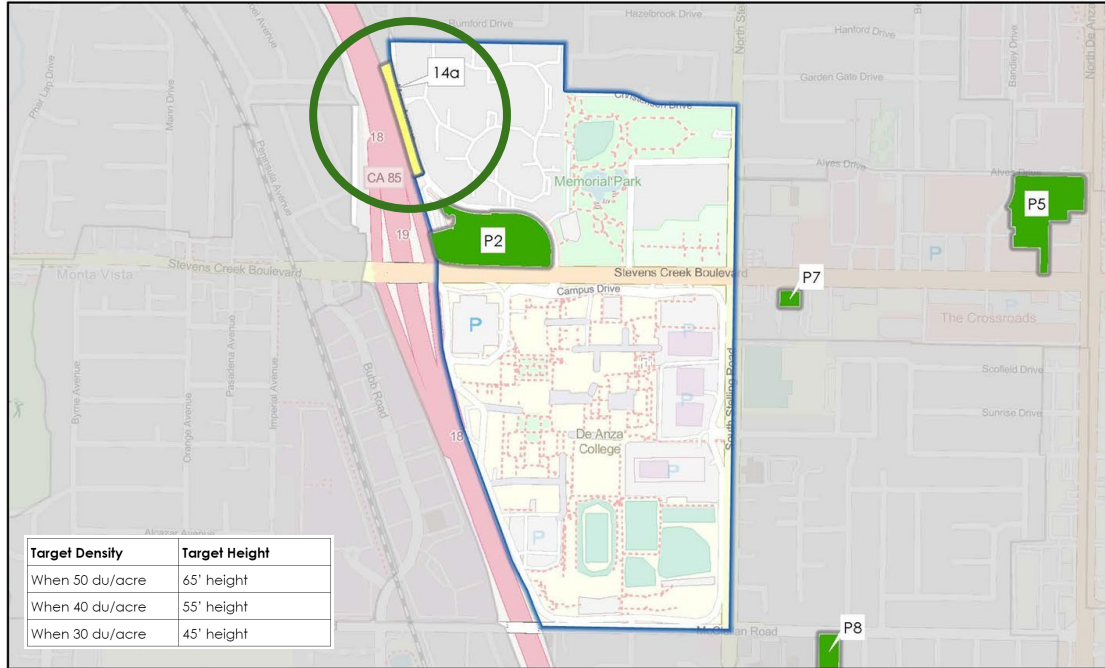
Key Map ID	Tier	Site Address/ Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
19a	1	19820 Homestead Rd	5	15	1	6
19b	1	11025 N De Anza Blvd	35	50	0	21

19a = 0.44 acres

19b = 0.42 acres



20a = 0.92 acres
20a = 4.61 acres, 228 units
20b = 3.38 acres, 167 units



Heart of the City - West Special Center

- Tier 1 Projects
- Tier 2 Projects
- Pipeline Projects
- Neighborhood / Special Center Boundary

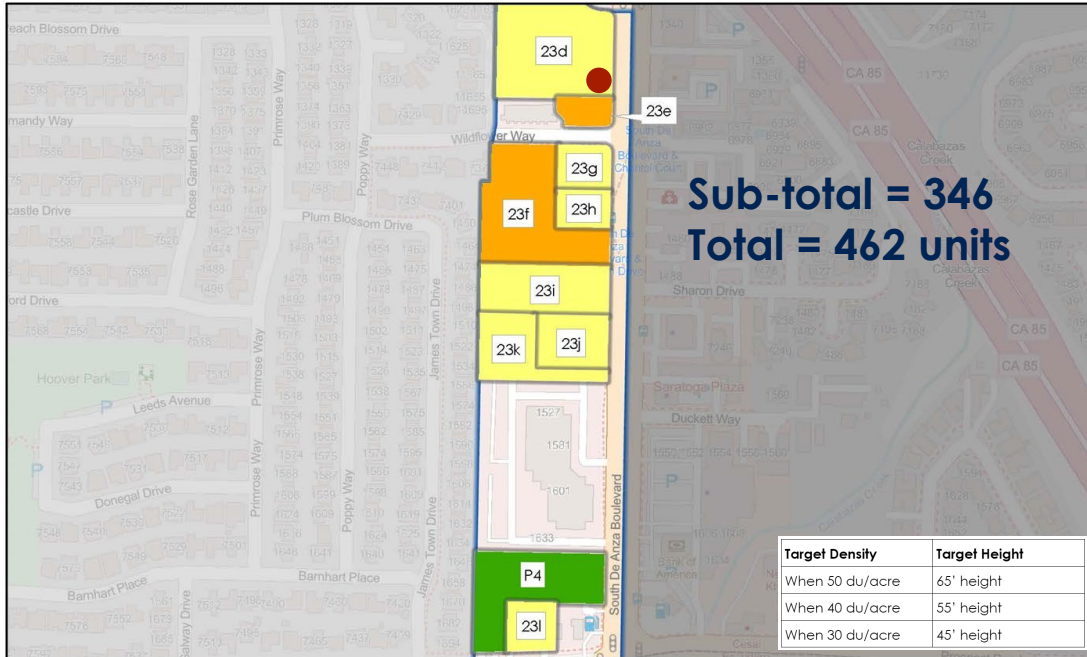
0 500 1,000 Feet

I = Site 14



Total = 22 units
Size = 0.75 acres

Key Map ID	Tier	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
14a	1	Mary Ave site	0	30	0	22



South De Anza Blvd Special Center

- Tier 1 Projects
- Tier 2 Projects
- Pipeline Projects
- Neighborhood / Special Center Boundary

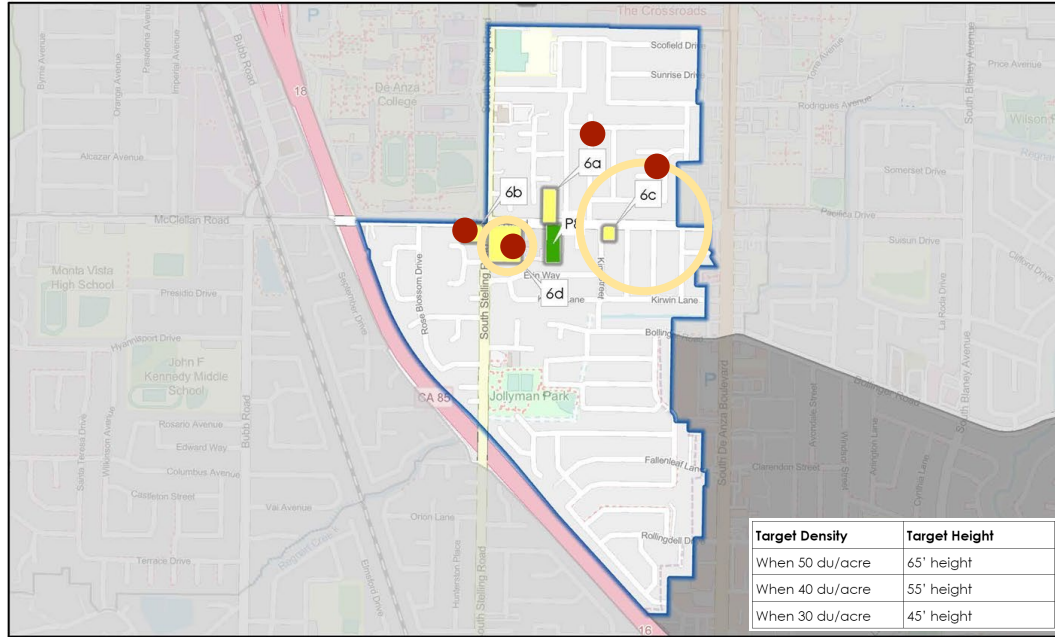
J = Site 23
● = Owner Interest



Key Map ID	Tier	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
23a	1	10105 S De Anza Blvd	25	50	0	50
23b	1	10291 S De Anza Blvd	25	50	0	66
23c	2	10619 South De Anza Blvd	25	30	0	-
23d	1	[no address]	15	50	0	4
	1	1361 S De Anza Blvd	15	50	0	117
23e	2	1375 S De Anza Blvd	15	30	0	-
23f	2	1491 S De Anza Blvd	15	30	0	-
	2	1491 S De Anza Blvd	15	30	0	-
23g	1	1451 S De Anza Blvd	15	50	0	22
	1	S De Anza Blvd	15	50	0	3.5
23h	1	1471 S De Anza Blvd	15	50	0	20
23i	1	1505 S De Anza Blvd	15	50	0	67
23j	1	1515 S De Anza Blvd	15	50	0	43
23k	1	[no address]	15	50	0	46
23l	1	20555 Prospect Rd	15	50	0	24



23I = 0.48 acres, 24 units



Jollyman Neighborhood

- Tier 1 Projects
- Tier 2 Projects
- Pipeline Projects
- Neighborhood / Special Center Boundary

0 500 1,000 Feet

Map data from Google Maps, OpenStreetMap contributors, and others. Map data from Google Maps, OpenStreetMap contributors, and others. Map data from Google Maps, OpenStreetMap contributors, and others.

K = Site 6
● = Owner Interest



Total = 64 units

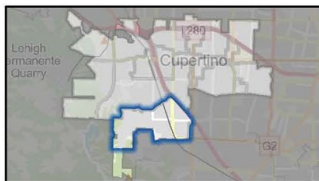
Key Map ID	Tier	Site Address / Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
6a	1	20865 McClellan Rd	5	20	0	20
6b	1	21050 McClellan Rd	15	30	0	23
6c	1	7540 McClellan Rd	5	10	1	-
6d	1	20920 McClellan Rd	0	30	0	21

6a = 0.25 acres

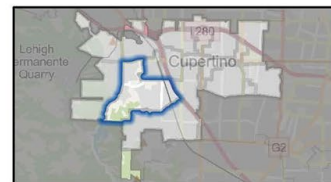
6b = 0.23 acres

6c = 1.61 acres

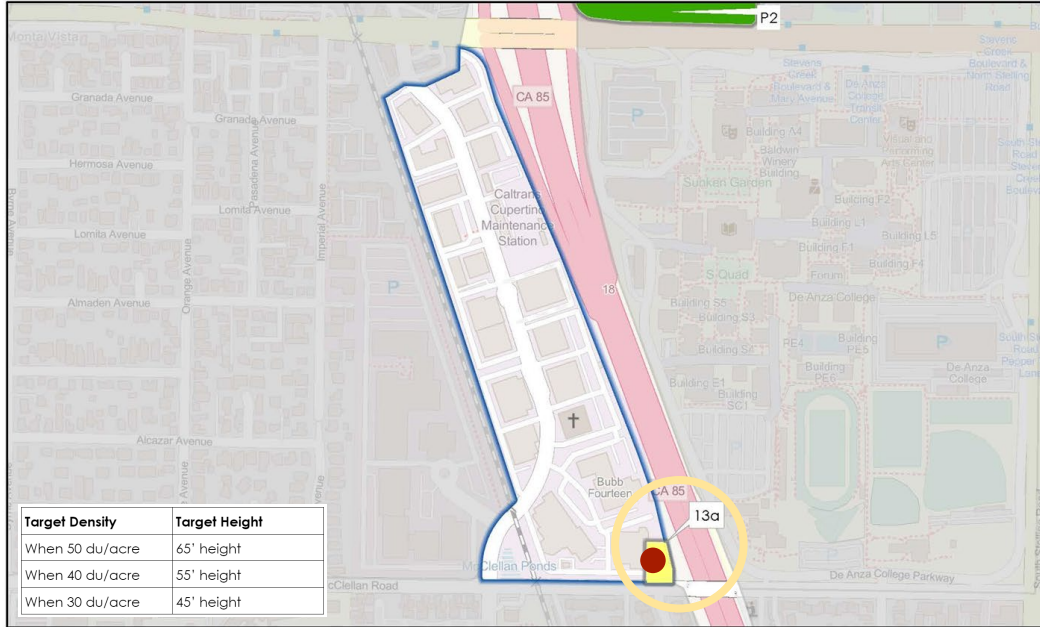
6d = 0.43 acres



8a = 0.25 acres, 7 units
8b = 0.23 acres, 6 units
8c = 1.61 acres, 23 units
8d = 0.43 acres, 1 unit

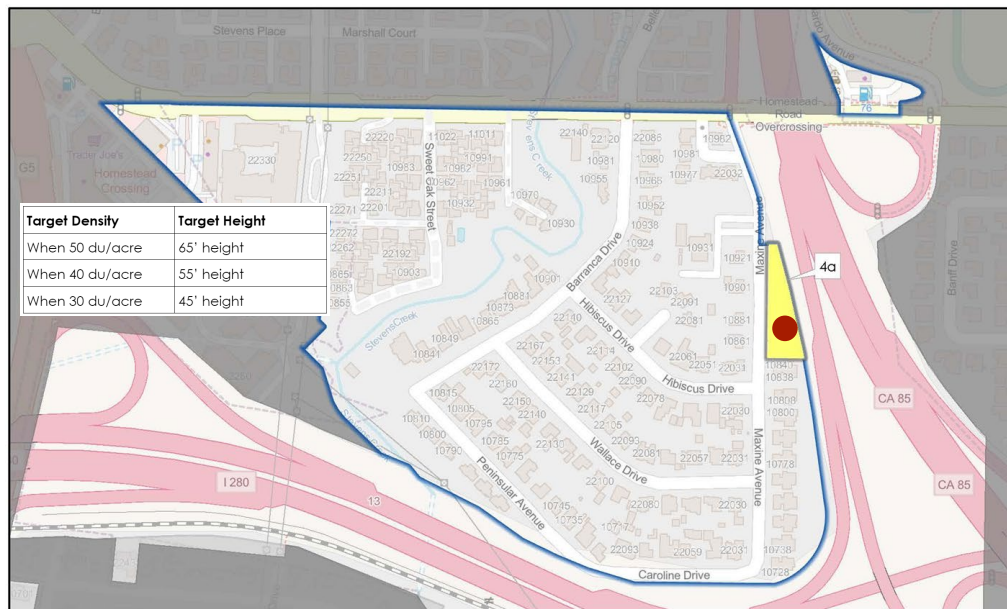


7a = 2.54 acre, 72 units
7b = 0.44 acres, 1 unit



Total = 23 units
Size = 0.47 acres

Key Map ID	Tier	Site Address/ Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
13a	1	21431 McClellan Rd	20	50	1	23



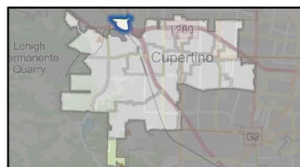
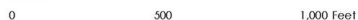
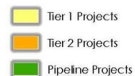
Total = 12 units
Size = 0.71 acres

Key Map ID	Tier	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
4a	1	10860 Maxine Ave	10	20	2	12



O = Site 4 

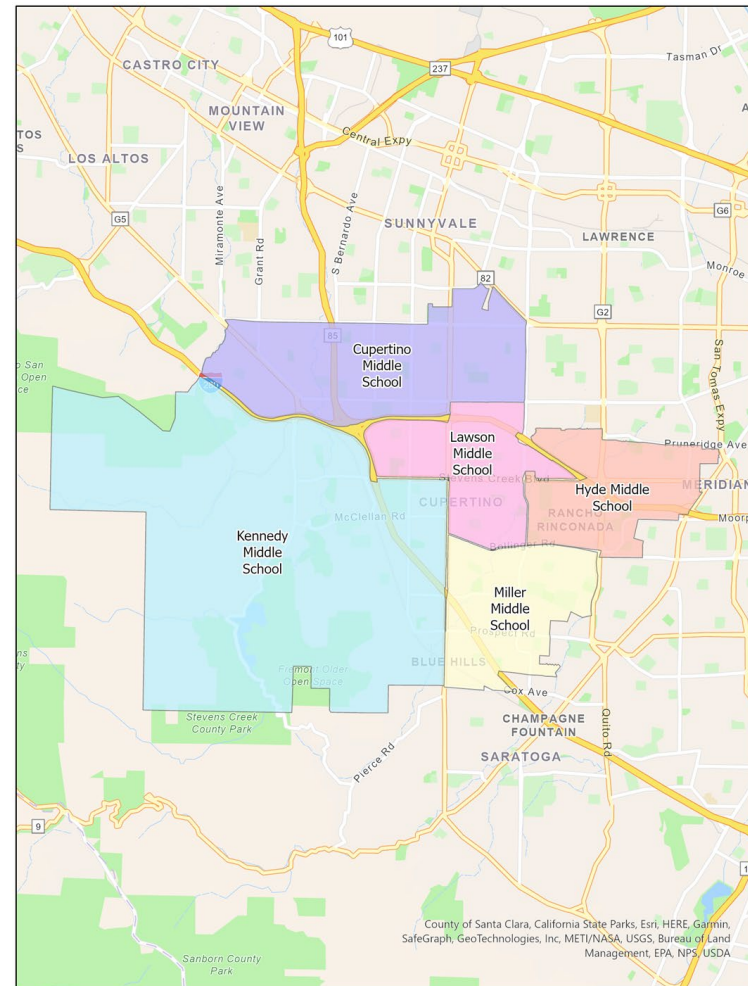
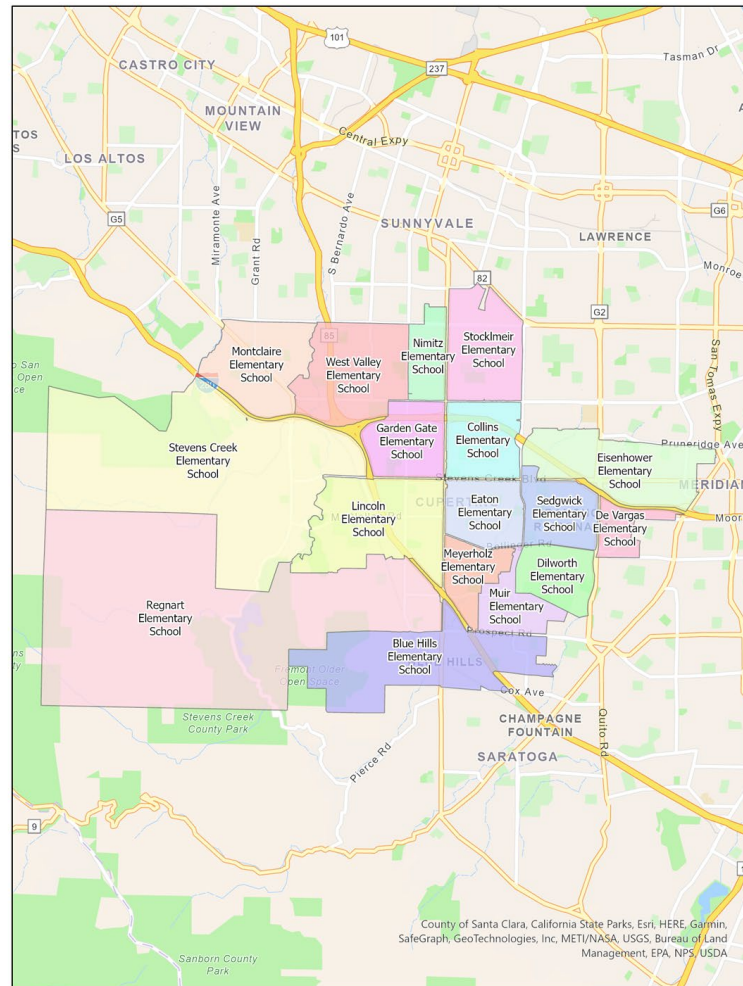
● = Owner Interest

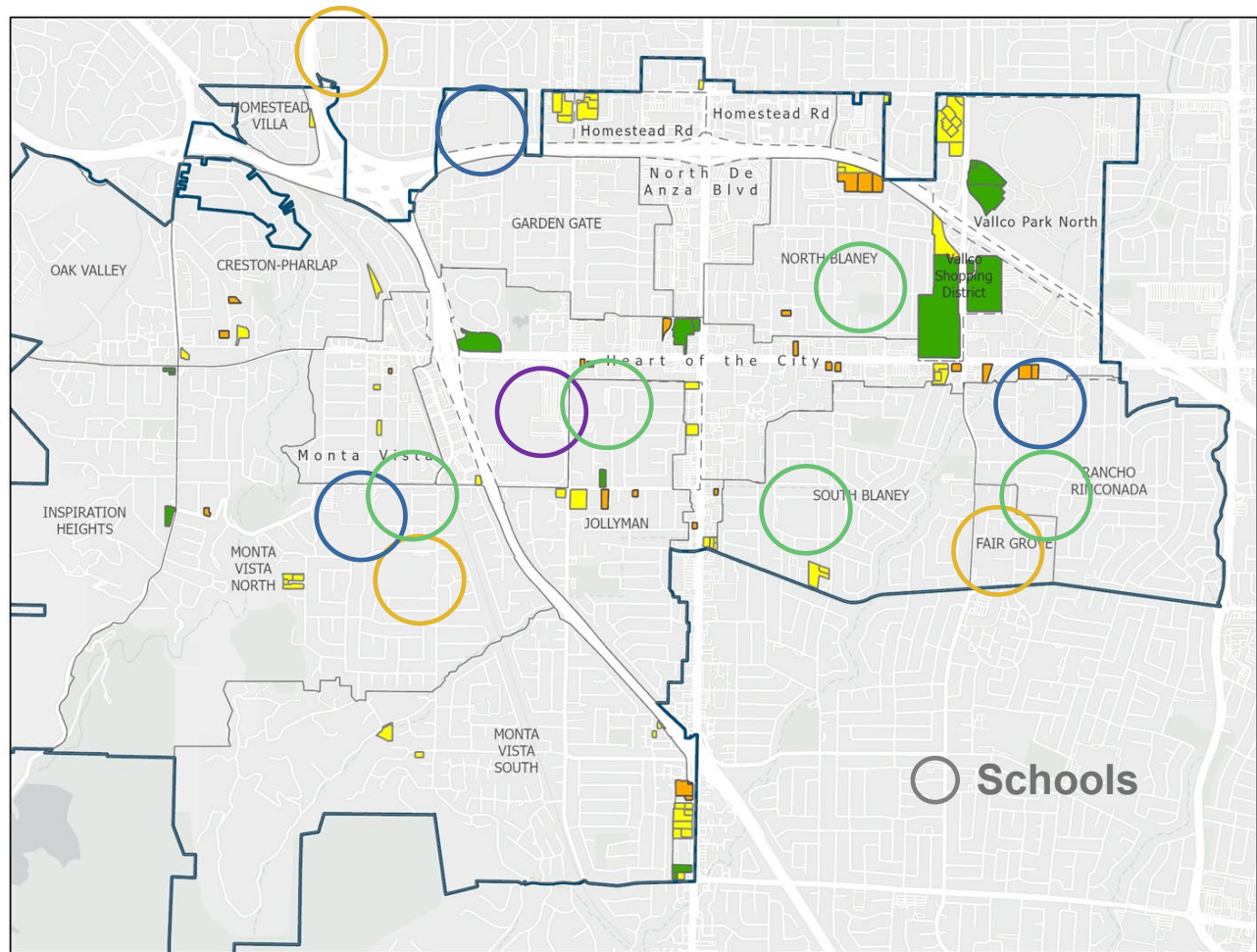


Questions & Feedback



Engage Cupertino Housing Website Surveys:
<https://engagecupertino.org>





Pipeline Projects

■ P	■ Tier 1	■ Tier 2
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