



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)

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

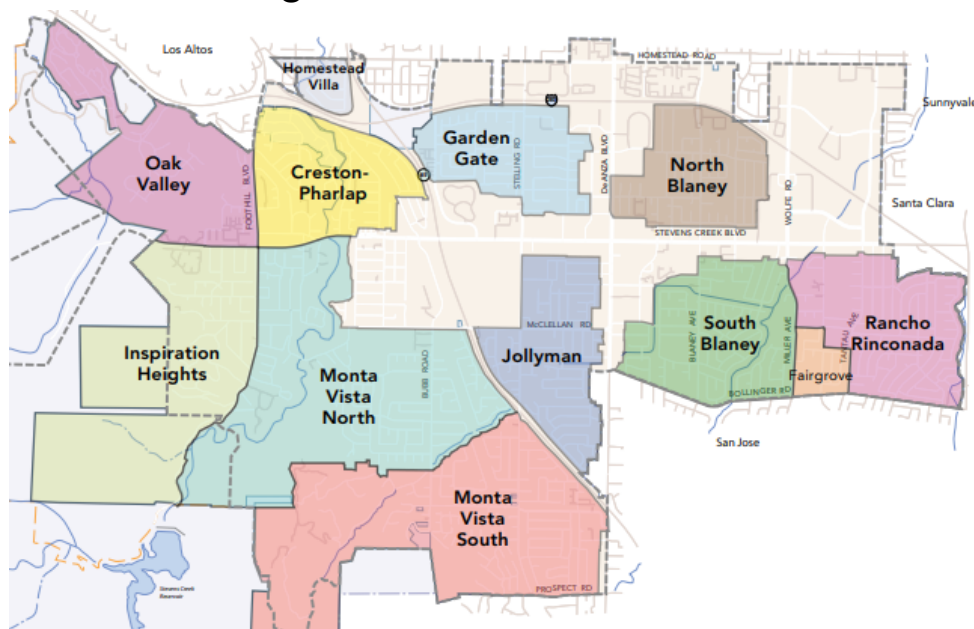
Special Area 15 : Heart of the City - West

Special Area 17 : City Center Node

Special Area 22 : North De Anza

Special Area 25 : South Vallco Park

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

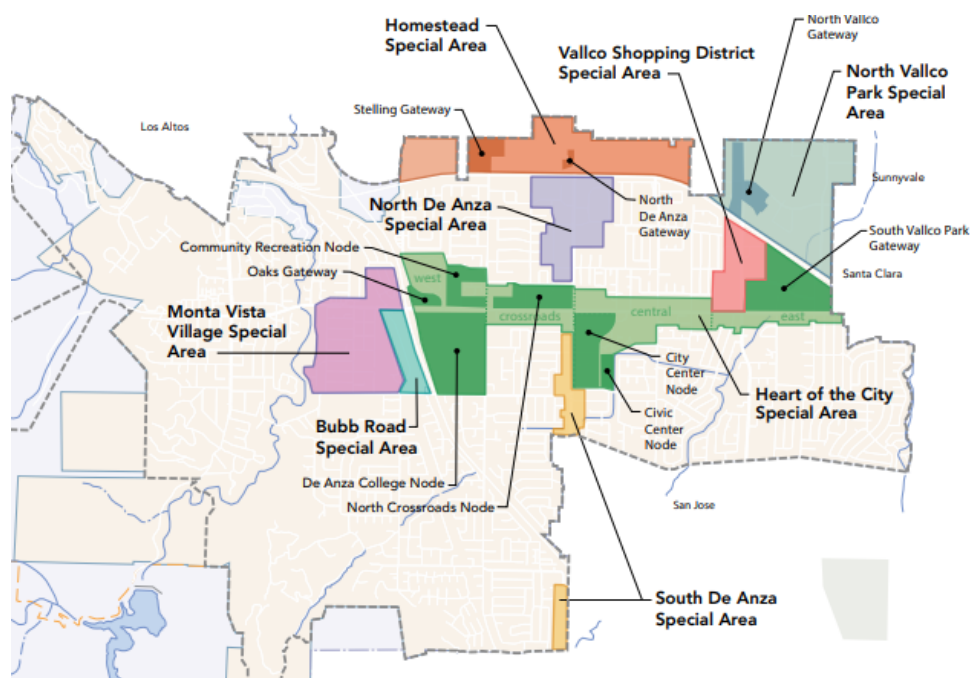


Neighborhoods are areas where future changes are expected to be minimal.

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

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.

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.

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.

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.

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

- 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.

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.

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.

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.

-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

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.

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

- 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

- 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

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

- 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.

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>

- 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

- 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)

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.

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

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.

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.