



CUPERTINO

# Cupertino Monthly Development Activity Report | February 2023

Project Name	Address/Location	Description	Tentative Time Frame/Status
The Hamptons (HE site)	10900 & 10950 Pruneridge Ave.	Replace 342 apartment units with 942 apartment units on a 12.4-acre site (incl. 24 VLI and 30 moderate income units)	<ul style="list-style-type: none"> <li>CC approved on 07/05/16</li> <li>Project on hold by Applicant</li> </ul>
Marina Plaza (HE site)	10118-10122 Bandley St., 10145 N. De Anza Blvd.	206 condo units (incl. 18 moderate and 18 median income units), with ~ 41,000 s.f. of retail on a 5.11 acre site	<ul style="list-style-type: none"> <li>SB 330 application submitted 2/21/22</li> <li>Project formally submitted 3/29/22</li> <li>Project approved at Planning Commission on 11/10/22</li> <li>City Council approved project at its 12/06/22 hearing</li> </ul>
Economic Development Strategic Plan (EDSP)	Citywide	<ul style="list-style-type: none"> <li>Research and develop:               <ul style="list-style-type: none"> <li>policies for regulating mobile services (goods and services sold from a truck) in public right-of-way, on private property, and in parks</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>PC recommended approval on 10/27/20 regulations re: SB 946, but not motorized vending regulations, 3-2</li> <li>CC adopted ordinance re: SB 946 on 02/16/21</li> <li>Council indicated interest in re: motorized vending SS</li> <li>Motorized vendor regulations CC SS TBD</li> </ul>
Westport Cupertino (The Oaks) (HE site)	21267 Stevens Creek Blvd.	<p>*259 housing units (incl. 88 townhomes, 198 senior apartments, 48 senior affordable units, and 27 memory car rooms), 20 ksf of commercial space, ~37ksf of common open space on an eight (8) acre site</p> <p>Visit <a href="http://www.cupertino.com/westport">www.cupertino.com/westport</a></p>	<ul style="list-style-type: none"> <li>CC approved 9/7/21</li> <li>CC approved modifications 12/21/21</li> <li>Groundbreaking 2/26/22</li> <li>Building permits issued for BMR building and site permits for townhome. Under construction.</li> <li>Site permits and townhome permits issued.</li> <li>Assisted Living Facility applied for Building permits</li> </ul>
Vallco (SB35) (HE Site)	10123 N. Vallco Shopping District (former mall, Sears, JC Penney and Macy's property)	<p>2,402 residential units (1,201 BMR units), 400Ks.f. of retail space, 1.81 Ms.f. office space, open spaces and green roof</p> <ul style="list-style-type: none"> <li>Visit <a href="http://www.cupertino.org/vallcosb35">www.cupertino.org/vallcosb35</a></li> <li>Visit <a href="http://www.cupertino.org/vallcopermits">www.cupertino.org/vallcopermits</a> for permit updates</li> </ul>	<ul style="list-style-type: none"> <li>Building permits under review for excavation and podium.</li> <li>Vallco entered into agreement with County Department of Environmental Health for Soil Remediation</li> <li>Submitted for building permits for central plant – under review</li> <li>Modification submitted 3/24/22; approved 6/3/22</li> </ul>
The Forum	23500 Cristo Rey Dr.	DP and ASA to allow additions and renovations to the existing senior community care facility on a 51.5 acre site	<ul style="list-style-type: none"> <li>Finalized 23 of 23 Villas</li> <li>Construction ongoing for nursing facility</li> <li>Public Art to be approved at Arts and Culture Commission 11/28/2022, commission hearing canceled.</li> </ul>
De Anza Hotel	10391 N. De Anza Blvd.	Full-service 155 room hotel on a 1.23-acre site with GP amendments to increase height and reduce building plane	<ul style="list-style-type: none"> <li>PC recommended approval 4-0 at 12/10/19 hearing</li> <li>CC approved 4-1. DA approved by CC on 4/21/20</li> </ul>
Cupertino Village Hotel	10801 N. Wolfe Rd.	Full-service 185 room hotel on a 1.46 acre site	<ul style="list-style-type: none"> <li>PC recommended approval 5-0 at 6/11/19 hearing</li> <li>CC approved on 7/16/19</li> </ul>

Highlighted items are recent updates

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Canyon Crossing	10625 S. Foothill Blvd.	18-unit mixed-use development with ~4,500 sq. ft. of commercial space Click <a href="#">here</a> for more information	<ul style="list-style-type: none"> <li>▪ Project under review</li> <li>▪ CC approved at Special Meeting 1/13/22</li> <li>▪ Groundbreaking Ceremony 5/16/22</li> <li>▪ <b>Demo permit under review</b></li> </ul>
Objective Standards	Citywide/FY 19/20 Work Program Item	Amend General Plan and Municipal Code and zoning code to provide objective standards.	<ul style="list-style-type: none"> <li>▪ CC study session 10/01/19, item continued to 10/15/19</li> <li>▪ Action items prioritized December 2020</li> <li>▪ Third phase adopted October 2021.</li> </ul>
Bateh (Alan Crossing)	22690 Stevens Creek Blvd.	9-unit townhome development Click <a href="#">here</a> for more information	<ul style="list-style-type: none"> <li>▪ Project under review</li> <li>▪ CC approved at Special Meeting 1/13/22</li> <li>▪ Demo permit issued</li> <li>▪ <b>Building permits approved</b></li> </ul>
General Plan Amendment Authorization	Citywide	Update General Plan Amendment Authorization Procedures and Policies	<ul style="list-style-type: none"> <li>▪ CC held study session on 07/07/20</li> <li>▪ PC recommended approval on 01/12/21</li> <li>▪ Item heard by CC on 02/02/21. Direction provided to staff.</li> <li>▪ Item heard by CC on 08/17/21. Direction provided to staff.</li> </ul>
6th Cycle Housing Element (2023 – 2031)	Citywide	Update the Housing Element of the General Plan pursuant to State law by Jan. 31, 2023 and rezone properties to accommodate the City's Regional Housing Needs Allocation  Housing Element Update webpage: <a href="http://www.engagecupertino.org/housingelement">www.engagecupertino.org/housingelement</a>	<ul style="list-style-type: none"> <li>▪ Two joint CC/PC/HC study sessions to introduce Housing Element update on 04/27/21 and 05/11/21.</li> <li>▪ Let's Talk Housing held on 08/09/21. 37 participants. 3x of those from Saratoga and Los Altos.</li> <li>▪ Housing Element Update and Consultant selection 9/21/21.</li> <li>▪ City Council Study Session 10/5/21.</li> <li>▪ Separate HC meeting and community workshop on 12/9/2021.</li> <li>▪ First PC Housing Sites selection meeting 1/25/2022. Follow-up PC meetings 2/22, 4/26 and 5/24/22.</li> <li>▪ CC Meetings on 3/1 and 3/8/2022; CC established Community Engagement Plan-Strategic Advisory Committee (SAC) 3/8/22.</li> <li>▪ First SAC meeting 3/30/22. Follow-up SAC meetings 4/7, 4/25, 5/16, 6/6/22 and 7/25.</li> <li>▪ First community focus group meeting (hybrid meeting format) held at Community Hall 5/23/22. Second meeting 7/23, virtual only.</li> <li>▪ Joint PC-HC meetings 6/28/ and 7/5/22: PC-HC make recommendations on housing sites to CC.</li> <li>▪ Upcoming: 8/16/22 CC meeting and third community meeting 9/20/22.</li> <li>▪ Draft Housing Element sent to HCD for 90 day review.</li> </ul>

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Loc-n-Store	10655 Mary. Ave	Development and Architectural and Site Approval to allow the replacement of an existing storage facility with a new multi-story facility with a total gross building area of approximately 167,000 sq. ft., fence exception to allow for an electronic vehicle gate, and Tree Removal Permit to allow for the removal and replacement of eight (8) development trees. The project is considered Categorical Exempt from CEQA.  Click <a href="#">here</a> for more information.	<ul style="list-style-type: none"> <li>▪ PC recommended approval on 12/14/2021</li> <li>▪ CC approved on 1/18/22</li> </ul>
Coach House	1655 S. De Anza Blvd. & 7357 Prospect Rd.	Demolition of the existing commercial building and the construction of a new 34 residential unit with ~8ksf of commercial space.	<ul style="list-style-type: none"> <li>▪ Project under review</li> </ul>
Development Accountability	Citywide	Analyze methods to limit the implementation timeline for entitled/future projects and encourage development. Monitor implementation of development agreements and conditions of approval. Review and establish accountability in the project approval process.	<ul style="list-style-type: none"> <li>▪ Part of the 2021-22 Work Program</li> </ul>
VP1	19191 Vallco Parkway	Demolition of an existing office building, and the construction of a new four-story ~280ksf office building with a parking garage.	<ul style="list-style-type: none"> <li>▪ Tentatively Schedule for the following hearings <ul style="list-style-type: none"> <li>○ PC – March 28</li> <li>○ CC- April 18</li> </ul> </li> </ul>
Bianchi Townhomes	10046 Bianchi Way	Development Permit (minor), Conditional Use Permit (minor), Architectural and Site Approval Permit (major), and Tentative Map Permit to allow for the development and subdivision of a 6-unit townhome development in a non-Housing Element site; Parking Exception Permit to allow for an exception to the on-site parking standards; Tree Removal Permit to allow for the removal and replacement of 6 development trees.	<ul style="list-style-type: none"> <li>▪ Project under review</li> </ul>

