



CUPERTINO

Cupertino Monthly Development Activity Report | May 2024

Project Name	Address/Location	Description	Tentative Time Frame/Status
The Hamptons (HE site)	10900 & 10950 Pruneridge Ave.	Replace 342 units with 942 units on a 12.4-acre site (incl. 24 VLI and 30 moderate income units)	<ul style="list-style-type: none"> CC approved on 07/05/16 Project on hold by Applicant
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"> Project submitted 3/29/22 PC recommended approval on 11/10/22. CC approval 12/06/22
Westport Cupertino (The Oaks) (HE site)	21267 Stevens Creek Blvd.	*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 Visit www.cupertino.com/westport	<ul style="list-style-type: none"> CC approved 9/7/21. Modifications approved 12/21/21 Groundbreaking 2/26/22 Building permits for BMR building and townhomes issued Assisted Living Facility applied for Building permits BMR Building resident application process completed. Townhomes currently for sale.
Vallco (SB35) (HE Site)	10123 N. Vallco Shopping District (former mall, Sears, JC Penney and Macy's property)	2,669 units (890 BMR units), 200K s.f. of retail space, 1.94M s.f. office space, open spaces <ul style="list-style-type: none"> Visit www.cupertino.org/vallcosb35 Visit www.cupertino.org/vallcopermits for permit updates 	<ul style="list-style-type: none"> Vallco entered into agreement with County Department of Environmental Health for Soil Remediation Modification submitted 3/24/22; approved 6/3/22 2nd modification submitted 12/05/23. Approved 02/16/24.
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"> Finalized 23 of 23 Villas. Construction ongoing for nursing facility Public Art approved at Arts and Culture Commission 1/23/23. Building permit submitted for artwork.
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"> PC recommended approval at 12/10/19 hearing. CC approved DA on 4/21/20. DA Extension to be heard by PC 3/12/24 DA Extension First Reading completed by CC 4/3/24 DA Extension Second Reading completed CC 4/16/24
Cupertino Village Hotel	10801 N. Wolfe Rd.	Full-service 185 room hotel on a 1.46 acre site	<ul style="list-style-type: none"> PC recommended approval at 6/11/19 hearing. CC approved on 7/16/19. DA Extension to be heard by PC 3/12/24 DA Extension First Reading completed by CC 4/3/24 DA Extension Second Reading completed CC 4/16/24
Canyon Crossing	10625 S. Foothill Blvd.	18-unit mixed-use development with ~4,500 sq. ft. of commercial space Click here for more information	<ul style="list-style-type: none"> CC approved at Special Meeting 1/13/22 Groundbreaking Ceremony 5/16/22 Shopping Center demolished

Highlighted items are recent updates

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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"> ▪ Consultant agreement to CC 3/19/24.
Bateh (Alan Crossing)	22690 Stevens Creek Blvd.	9-unit townhome development Click here for more information	<ul style="list-style-type: none"> ▪ CC approved at Special Meeting 1/13/22 ▪ Building permits approved/construction ongoing.
6th Cycle Housing Element (2023 – 2031)	Citywide	Update the Housing Element (HE) 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: www.engagecupertino.org/housingelement	<ul style="list-style-type: none"> ▪ 2 joint CC/PC/HC study sessions on 04/27/21 and 05/11/21. ▪ Let's Talk Housing held on 08/09/21. 37 participants. 3x of those from Saratoga and Los Altos. ▪ City Council Study Session 10/5/21. ▪ HC meeting and community workshop on 12/9/21. ▪ PC Sites selection meetings 1/25, 2/22, 4/26 and 5/24/22. ▪ CC Meetings on 3/1 and 3/8/22; CC established Community Engagement Plan-Strategic Advisory Committee (SAC) 3/8/22. ▪ SAC meetings: 3/30, 4/7, 4/25, 5/16, 6/6 and 7/25/22. ▪ Focus group: 5/23 (hybrid), 7/23 (virtual), 9/20/22 (virtual). ▪ Site selection: Joint PC-HC meetings 6/28 and 7/5/22. ▪ CC meeting on 8/16, 8/29 and 8/30/22. ▪ First draft sent 2/3/23. HCD Comments received 5/4/23. ▪ CC Study Session held on 7/25/23 ▪ Community Workshops: 9/9 (in person), 9/14/23 (virtual) ▪ 2nd draft sent 10/16/23. HCD comments received 12/15/23 ▪ 3rd draft sent 2/23/24. HCD has 45 days to comment. ▪ Draft Housing Element conditionally certified by HCD pending rezoning on 4/10/2024 ▪ PC recommended adoption of HE on 4/29/2024. ▪ CC hearing on 5/14/2024.
Loc-n-Store	10655 Mary. Ave	Replace an existing storage facility with a new multi-story facility with a total gross building area of approximately 167,000 sq. ft. Click here for more information.	<ul style="list-style-type: none"> ▪ PC recommended approval on 12/14/2021 ▪ CC approved on 1/18/22 ▪ Building Permits under review
Coach House	1655 S. De Anza Blvd. & 7357 Prospect Rd.	Replace of existing commercial building with 34 units with ~8ksf of commercial space.	<ul style="list-style-type: none"> ▪ PC recommended approval on 5/23/23 ▪ CC approved on 6/21/23
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"> ▪ PC recommended approval on 3/28/23 ▪ CC approved on 4/13/23

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Bianchi Townhomes	10046 Bianchi Way	Demolish existing 4-plex and replace with 7-unit townhome development.	<ul style="list-style-type: none"> ▪ PC recommended approval on 12/12/23 ▪ City Council approved on 1/17/24
Builder's Remedy	20015 Stevens Creek Blvd.	<p>Builder's Remedy project to replace and demolish three existing commercial buildings on two adjacent lots, to construct a five story multi-family building with 141 units (20% affordable)</p> <p>Click here for more information.</p>	<ul style="list-style-type: none"> ▪ On 05/08/23, Acclaim Properties submitted an SB 330 Preliminary Application ▪ Formal application on 09/27/23. ▪ Project on hold indefinitely by the applicant.