



Chapter 2  
**PLANNING AREAS**



## INTRODUCTION

Cupertino benefits from having many established and vibrant areas—each with its own unique function, character, uses and services. Community Vision 2040 organizes the city into 21 distinct Planning Areas, divided into two categories:

1. **Special Areas** that are expected to transition over the life of the General Plan and
2. **Neighborhoods** where future changes are expected to be minimal

This chapter provides an overview of each Planning Area, including its current context and future vision. Specific goals, policies and strategies for each area are included in the various topical elements of the General Plan (e.g., Chapters 3 through 8).

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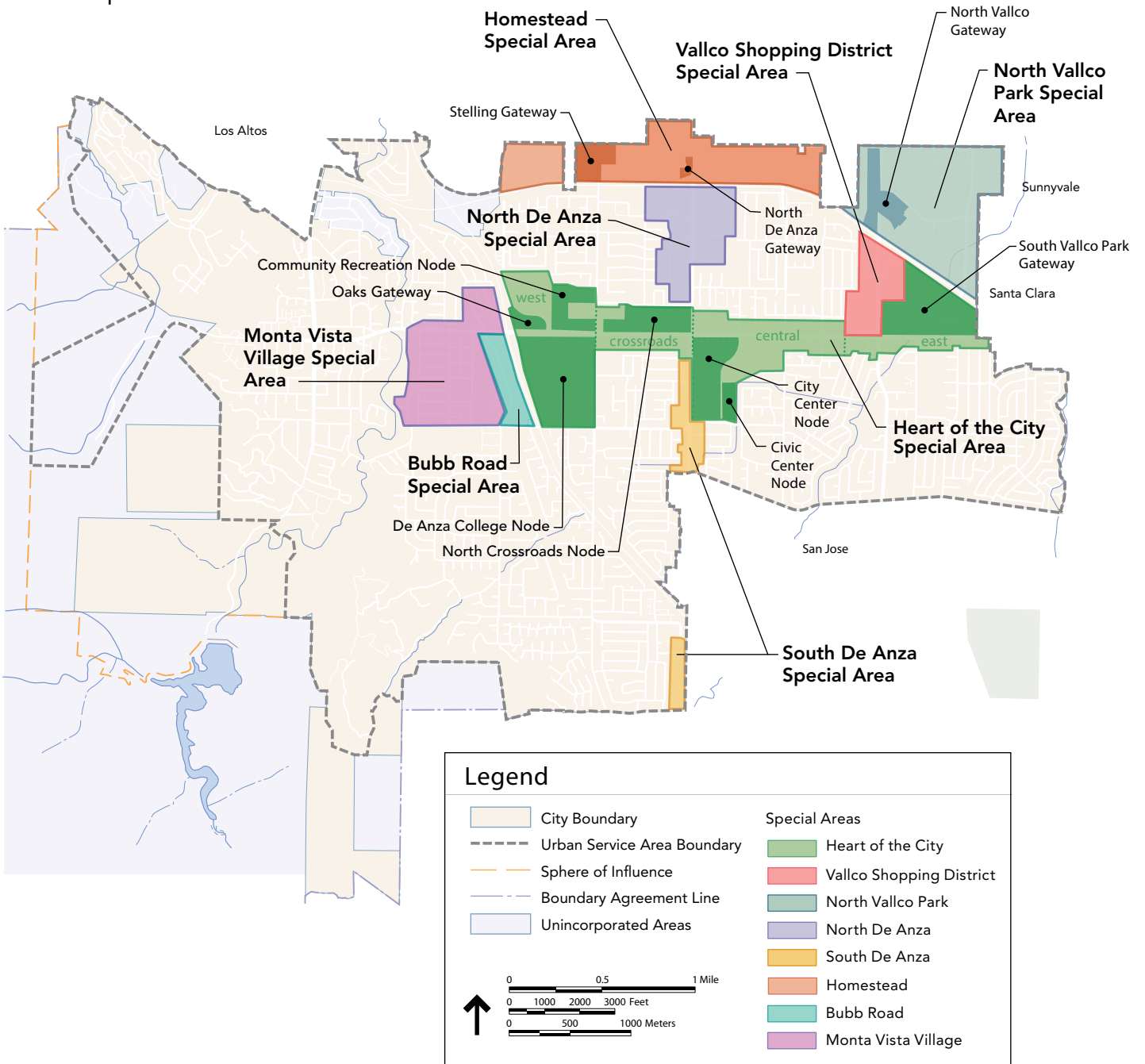
## SPECIAL AREAS

Cupertino is defined by its four major roadways: Homestead Road, Wolfe Road, De Anza Boulevard and Stevens Creek Boulevard. These major mixed-use corridors have been the center of retail, commercial, office and multi-family housing in Cupertino for decades. They act as the “spines” of the community—connecting residential neighborhoods to major employment centers, schools and colleges, civic uses, parks, highways and freeways, and adjacent cities. In order to support local and regional commercial, office and housing needs, each of these corridors must be improved. They should be enhanced with more pedestrian, bicycle and transit facilities; supported by focused development standards; and encouraged to redevelop in order to meet the current and future needs of the community.

As shown in **Figure PA-1**, there are nine Special Areas within Cupertino. Each Special Area is located along one of the four major mixed-use corridors in the city, which represent key areas within Cupertino where future development and reinvestment will be focused. The following is a summary of the location, major characteristics, uses and vision for each of the city’s nine Special Areas.

*Each major mixed-use corridor in Cupertino has a unique urban feel, streetscape design and land use characteristic. Above, from top to bottom, are Homestead Road, Wolfe Road, Stevens Creek Boulevard, De Anza Boulevard (north) and De Anza Boulevard (south).*

Figure PA-1  
Special Areas







*The Heart of the City is the key commercial, office and residential Special Area that functions as the “downtown” of Cupertino*



*The North Crossroads Node is a key commercial/retail destination along Stevens Creek Boulevard and includes many newer, smaller scale stores and restaurants*

## Heart of the City

### Context

The Heart of the City Special Area is a key mixed-use, commercial corridor in Cupertino. The area encompasses approximately 635 acres along Stevens Creek Boulevard between Highway 85 and the eastern city limit. Development within this Special Area is guided by the Heart of the City Specific Plan which is intended to create a greater sense of place, more community identity, and a positive and memorable experience for residents, workers and visitors of Cupertino. The Heart of the City Specific Plan area includes five specific subareas, each with unique characteristics, land uses and streetscape elements. The subareas include: West Stevens Creek Boulevard; Crossroads; Central Stevens Creek Boulevard; City Center; and East Stevens Creek Boulevard.

The West Stevens Creek Boulevard subarea is located between Highway 85 and Stelling Road. The primary use for this area is quasi-public/public facilities, with supporting uses including mixed commercial/residential. The De Anza College Node defines the southern half of the West Stevens Creek Boulevard subarea. Also included within this area are the Oaks Gateway and Community Recreation Node consisting of Memorial Park, the Senior Center, Sports Center and Quinlan Community Center.

The Crossroads subarea is located between Stelling Road and De Anza Boulevard and is the historic core of Cupertino. This area consists of specialty shops, grocery stores and restaurants that form a strong central focal point. The primary use in this area is commercial/retail, with commercial office above the ground level allowed as a secondary use. Limited residential is also allowed as a supporting use per the Housing Element. The North Crossroads Node encompasses the northern half of the subarea.

The Central Stevens Creek Boulevard subarea is located on the north side of Stevens Creek Boulevard between De Anza Boulevard and Torre Avenue, and on the north and south sides of Stevens Creek Boulevard between Torre Avenue and Portal Avenue. The primary use for this area is commercial/commercial office, with office above ground level as the secondary use. Residential/residential mixed uses are allowed as a supporting use.

The City Center subarea is located south of the Central Stevens Creek Boulevard subarea, between De Anza and Torre Avenue/Regnart Creek. The primary use for this area is office/residential/hotel/public facilities/commercial retail/mixed-uses. This subarea is further defined into the City Center Node and Civic Center Node. The City Center Node includes Cali Plaza. The Civic Center Node includes City Hall, Cupertino Community Hall, Cupertino Public Library, as well as the Library Plaza and Library Field.

The East Stevens Creek Boulevard subarea is located at the east end of the Heart of the City Specific Plan area and extends from Portal Avenue to the eastern city limit. The area is largely defined by the South Vallco Park Gateway immediately east of the Vallco Shopping District, which includes Nineteen 800 (formerly know as Rosebowl), The Metropolitan and Main Street developments. This area is intended as a regional commercial district with retail/commercial/ office as the primary uses. Office above ground level retail is allowed as a secondary use, with residential/residential mixed-use as a supporting use per the Housing Element.



*The City Center Node serves as a medium to higher scale mixed-use commercial, employment and residential center*



*The South Vallco Park Gateway area includes a mix of office uses, such as low rise Apple office buildings, as well as some of the city's newest mixed-use projects*



*The Heart of the City will continue to be a focus for citywide commerce, community identity and social gathering*



*The Civic Center Node will continue to serve as the center of City government with civic, library and recreational amenities*

## Vision

The Heart of the City area will continue being a focus of commerce, community identity, social gathering and pride for Cupertino. The area is envisioned as a tree-lined boulevard that forms a major route for automobiles, but also supports walking, biking and transit. Each of its five subareas will contribute their distinctive and unique character, and will provide pedestrian and bicycle links to adjacent neighborhoods through side street access, bikeways and pathways. While portions of the area is designated as a Priority Development Area (PDA), which allows some higher intensity near gateways and nodes, development will continue to support the small town ambience of the community. The Stevens Creek Boulevard corridor will continue to function as Cupertino's main mixed-use, commercial and retail corridor. Residential uses, as allowed per the Housing Element, should be developed in the "mixed-use village" format described later in the Land Use and Community Design Element.



## Vallco Shopping District

### Context

The Vallco Shopping District Special Area encompasses Cupertino's most significant commercial center, formerly known as the Vallco Fashion Park. This Special Area is located between Interstate 280 and Stevens Creek Boulevard in the eastern part of the city. The North Blaney neighborhood, an established single-family area, is adjacent on the west side of the Vallco Shopping District. Wolfe Road bisects the area in a north-south direction, and divides Vallco Shopping District into distinct sub-areas: Vallco Shopping District Gateway West and Vallco Shopping District Gateway East. In recent years there has been some façade improvement to the Vallco Fashion Mall; however, there has been no major reinvestment in the mall for decades. Reinvestment is needed to upgrade or replace older buildings and make other improvements so that this commercial center is more competitive and better serves the community. Currently, the major tenants of the mall include a movie theater, bowling alley and three national retailers. The Vallco Shopping District is identified as a separate Special Area given its prominence as a regional commercial destination and its importance to future planning/redevelopment efforts expected over the life of the General Plan.

### Vision

The Vallco Shopping District will continue to function as a major regional and community destination. The City envisions this area as a new mixed-use "town center" and gateway for Cupertino. It will include an interconnected street grid network of bicycle and pedestrian-friendly streets, more pedestrian-oriented buildings with active uses lining Stevens Creek Boulevard and Wolfe Road, and publicly-accessible parks and plazas that support the



*New development in the South Vallco Park area should be pedestrian-oriented*



pedestrian-oriented feel of the revitalized area. New development in the Vallco Shopping District should be required to provide buffers between adjacent single-family neighborhoods in the form of boundary walls, setbacks, landscaping or building transitions.



*Improving circulation and connectivity, including pedestrian and bicycle mobility, is a key vision for future redevelopment within the Vallco Shopping District*

## North Vallco Park

### Context

The North Vallco Park Special Area encompasses 240 acres and is an important employment center for Cupertino and the region. The area is bounded by Homestead Road to the north and Interstate 280 to the south. The eastern edge is defined by the properties that line the eastern frontage of Tantau Avenue, and the western edge includes the commercial development west of Wolfe Road. The North Vallco Gateway is located within this Planning Area, and includes a medium-density multi-family residential project east of Wolfe Road and two hotels and the Cupertino Village Shopping Center west of Wolfe Road. Cupertino Village offers cafes and restaurants for nearby workers and serves as a village center for the residential uses in this area. The remainder of the Planning Area is defined by the new Apple Campus 2 development located on the east side of Wolfe Road.

### Vision

The North Vallco Park area is envisioned to become a sustainable office and campus environment surrounded by a mix of connected, high-quality and pedestrian-oriented neighborhood center, hotels and residential uses. Taller heights may be allowed in the North Vallco Gateway per the Land Use and Community Design Element and additional residential development may be allowed per the Housing Element.



*North Vallco Park includes a mix of uses, and will be envisioned to be transformed into a cohesive, pedestrian-scale neighborhood center*



*North De Anza is expected to remain a core office area within Cupertino, home to several larger corporate campuses*

## North De Anza

### Context

The North De Anza Special Area encompasses 150 acres and includes the portion of North De Anza Boulevard generally between Interstate 280 and Stevens Creek Boulevard. De Anza Boulevard bisects the area in a north-south direction. The area predominantly consists of office and campus uses with some commercial and hotel service uses. The street network in this area provides connections from the Garden Gate neighborhood to schools and services on the east side of De Anza Boulevard.

### Vision

The North De Anza area is expected to remain a predominantly office area. However, its designation as a Priority Development Area (PDA), and increase in foot traffic due to workers taking advantage of restaurants and services in the Heart of the City Planning Area, opens opportunities to locate higher density office uses along the corridor. This would include better connections to uses along Stevens Creek Boulevard in order to make the environment more pedestrian and bicycle-friendly. Streets in this area are envisioned to function as a walkable, bikeable grid that enhances connections for school children and residents from the Garden Gate neighborhood to Lawson Middle School and other services on the east side.



## South De Anza

### Context

The South De Anza Special Area encompasses the portion of South De Anza Boulevard between Stevens Creek Boulevard and Bollinger Road, and the western portion of South De Anza Boulevard between Highway 85 and Prospect Road. The South De Anza Boulevard Conceptual Plan establishes land uses, standards and guidelines for development and change of use for properties located within this Planning Area.

### Vision

The South De Anza area will remain a predominantly general commercial area with supporting existing mixed residential uses. The policies in this area are intended to encourage lot consolidation (in order to resolve the fragmented and narrow lot pattern), promote active retail and service uses, and improve bike and pedestrian connectivity to adjacent neighborhoods. For parcels that are not appropriately located or configured to accommodate successful retail, commercial and commercial/office uses may be allowed in accordance with the City Municipal Code.



*South De Anza is expected to remain a smaller scale commercial district with some mixed residential*



*The Homestead area includes a mix of low-rise to mid-rise residential, commercial, office and hotel uses that provide a transition between low density neighborhoods in Sunnyvale and more intense areas south of Interstate 280*

## Homestead

### Context

The Homestead Special Area is located in the northern portion of the city and includes residential, commercial, office and hotel uses along Homestead Road, between Interstate 280 and the Sunnyvale city limit. This major mixed-use corridor continues to be a predominantly mixed-use area with a series of neighborhood commercial centers and multi-family housing. The northern portion of this corridor is in Sunnyvale and is lined mostly with commercial and lower-intensity residential uses. Additional commercial uses include a hotel along De Anza Boulevard within the North De Anza Gateway. The Stelling Gateway, which consists primarily of commercial and residential uses, is also located in this area. Community facilities within the Homestead Planning Area include Franco Park and Homestead High School. The Apple Campus 2 project is located at the eastern end of this corridor in the North Vallco Park Planning Area and is a major regional employment center.

### Vision

The Homestead area will continue to be a predominantly mixed-use area with residential uses and a series of neighborhood centers providing services to local residents. Bike and pedestrian improvements in this area will provide better connections for residents and workers to access services. Tree-lined streets and sidewalks will provide an inviting environment and will link existing and new uses.

## Bubb Road

### Context

The Bubb Road Special Area is located south of Stevens Creek Boulevard between the Southern Pacific railroad tracks and Highway 85, on the north side of McClellan Road. This area is approximately 30 acres in size and consists primarily of low-rise industrial and research and development uses. The area is adjacent to Monta Vista Village to the west, Monta Vista North neighborhood to the south, and the mixed-use area of Monta Vista Village to the north. This area is one of the a few existing industrial areas in Cupertino.

### Vision

The Bubb Road area is envisioned to become a tree-lined avenue that is more bike and pedestrian friendly. It will have an improved street grid necessary to accommodate increased foot traffic from local workers, and school children from the northern and eastern sections of Cupertino who travel to the tri-school area. Allowed uses in the Bubb Road Planning Area consist of those described in the ML-RC ordinance. In addition, neighborhood commercial and limited residential uses will continue to be allowed. Non-industrial uses in this area should be carefully reviewed to ensure that they do not impact the operations of existing industrial uses in this area. Development directly abutting low-intensity residential use should provide appropriate landscape buffers and setbacks.

## **Monta Vista Village**

### **Context**

The Monta Vista Village Special Area is an older neighborhood which served as an attractive farming and second home community since the late 1800s. It includes several important points of historic interest. Uses in this area consist of mixed neighborhood commercial, small commercial office, and multi-family and single-family residential uses. The area was incrementally annexed by the City starting in the 1960s, ending with complete annexation in 2004, from the unincorporated Santa Clara County. Roadway and utility infrastructure in a portion of this area needs upgrading and improvements. Monta Vista Village has a small town character and provides necessary services to the adjacent Monta Vista North and South neighborhoods. The streets within this area serve as a travel route for school children to the tri-school area in Monta Vista (Lincoln Elementary, Kennedy Middle and Monta Vista High Schools).

### **Vision**

Monta Vista Village's small town character as a pedestrian-oriented, small scaled, mixed-use residential, neighborhood commercial and industrial area will be retained and enhanced with new development and redevelopment. Improved pedestrian and bicycle access within the Area and to adjacent neighborhoods will promote the concept of complete, connected and walkable neighborhoods and improve travel routes to the tri-school area in Monta Vista.



## Other Non-Residential/Mixed-Use Areas

### Context

In addition to the Special Areas described above, other Non-Residential/Mixed-Use Special Areas are located throughout Cupertino. These other Non-Residential/Mixed-Use Special Areas include the following: west side of Stevens Canyon Road across from McClellan Road; intersection of Foothill Boulevard and Stevens Creek Boulevard; Homestead Road near Foothill Boulevard; northwest corner of Bollinger Road and Blaney Avenue; and all other non-residential properties not referenced in an identified commercial area.

### Vision

Neighborhood centers within other Non-Residential/Mixed-Use Areas should be redeveloped using the “neighborhood center” concept described in the Land Use and Community Design Element. Areas not designated as “neighborhood centers” are encouraged to provide commercial uses with a traditional storefront appearance. Second-level areas may be commercial office or residential. Residential uses, if allowed per the Housing Element, should be developed in the “mixed-use village” format as described later in the Land Use and Community Design Element. Buildings are typically one to two stories in height, but may be up to three stories in some instances where it is allowed.



*Each of the city's 12 neighborhoods have a unique feel and character that needs to be protected in order to maintain Cupertino's great quality of life*

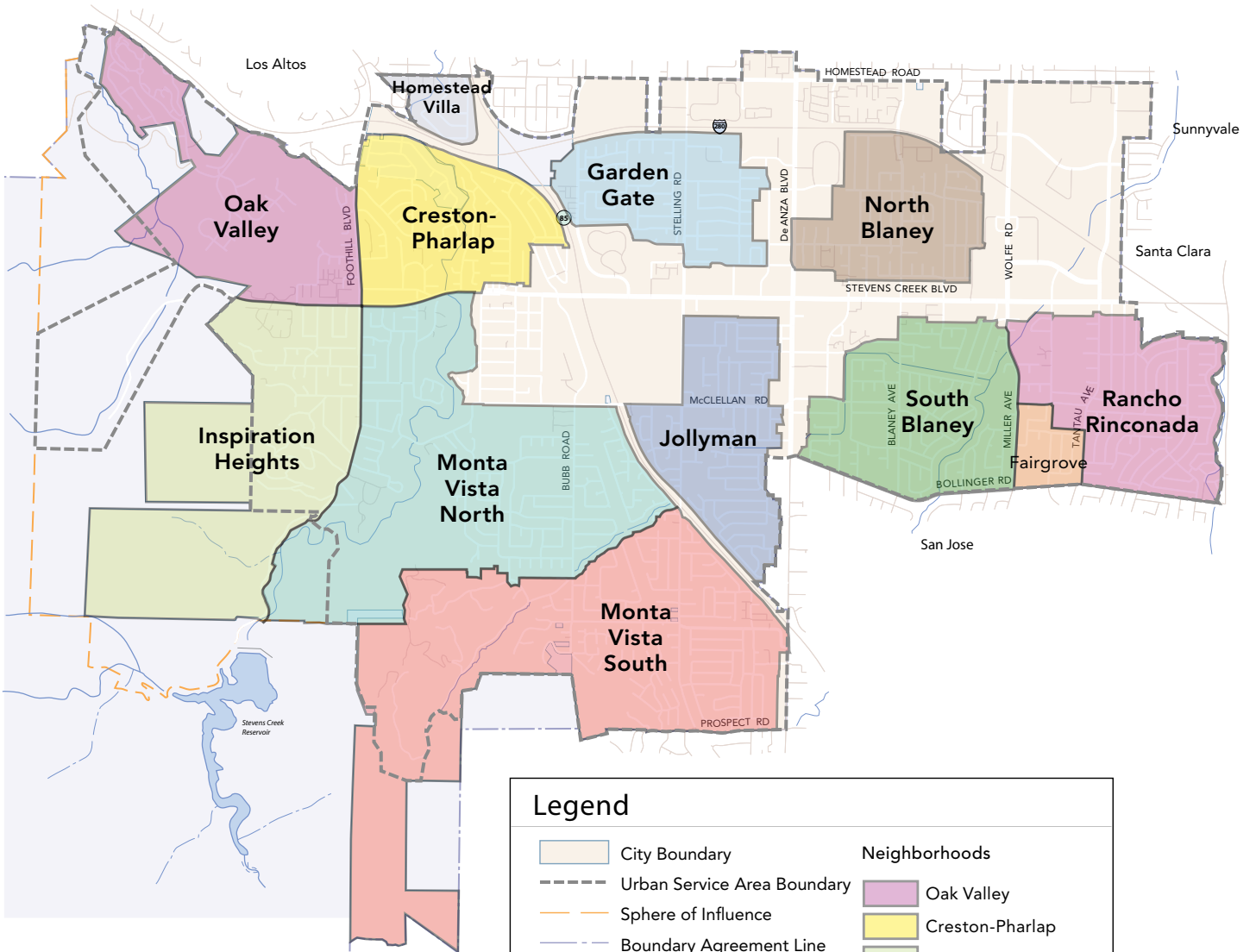
## NEIGHBORHOODS

Cupertino has a special community character which contributes to its unique quality of life and sense of place enjoyed by people who live and work in the city. Neighborhoods play a vital role in supporting this great community quality of life. While Cupertino has grown and expanded over the years, neighborhoods have continued to serve as unique and identifiable areas that have great pride for local residents. In order to maintain the unique character and vitality of Cupertino's neighborhoods, these areas must be served by needed community services such as schools, parks and neighborhood shopping. Connectivity within each neighborhood and to surrounding areas is also highly encouraged to promote social interaction and community engagement.

**Figure PA-2** highlights 12 identifiable neighborhoods within Cupertino. Each neighborhood is unique in its location, development pattern, identity and access to community services. Most of these areas are fully developed. However, as redevelopment opportunities arise, it is important that the policies outlined in the General Plan with respect to neighborhood preservation, connectivity, mobility and access to services are implemented.

The following is a summary of the location, major characteristics, uses and vision for each of the city's 12 neighborhoods.

Figure PA-2  
Neighborhoods



**Legend**

	City Boundary		<b>Neighborhoods</b>
	Urban Service Area Boundary		Oak Valley
	Sphere of Influence		Creston-Pharlap
	Boundary Agreement Line		Inspiration Heights
	Unincorporated Areas		Monta Vista North
			Monta Vista South
			Homestead Villa
			Garden Gate
			Jollyman
			North Blaney
			South Blaney
			Fairgrove
			Rancho Rinconada

0 0.5 1 Mile  
 0 1000 2000 3000 Feet  
 0 500 1000 Meters

↑



*The Oak Valley neighborhood is predominately a single family area, with great access to open space areas*

## Oak Valley

### Context

The Oak Valley neighborhood is located in the northwestern corner of Cupertino in a natural hillside transition with plentiful private and public open space. The neighborhood is bounded by Interstate 280, the City of Los Altos, Foothill Boulevard, Stevens Creek Boulevard and Santa Clara County open space/quarry uses. The Oak Valley development, located west of the railroad tracks, is predominantly defined by single-family residential homes developed in the late 1990s or early 2000s. Oak Valley is primarily accessed from Cristo Rey Drive west of Foothill Boulevard. Development has been directed away from steep slopes, view sheds, riparian corridors and areas of tree cover and architectural styles complement the natural setting. Other uses in the Oak Valley area include the PG&E Monta Vista Electrical Substation, The Forum senior living community and skilled nursing facility, Maryknoll Catholic Seminary (in Los Altos) and the Gate of Heaven Cemetery. Housing in this neighborhood includes detached single-family homes and senior independent and assisted living units. This area is served by several amenities including Santa Clara County's Rancho San Antonio Park, Canyon Oak Park and Little Rancho Park.

The areas south and east of the Union Pacific Railroad include low to medium density residential development, mostly in the form of clustered residential, and development designed with residential hillside standards to ensure that the impacts to are limited. The neighborhood has access to limited services within walking distance including a small neighborhood center at the intersection of Stevens Creek and Foothill Boulevards.



**Vision**

The Oak Valley neighborhood will continue to be primarily a detached, single-family residential area. The area is fully developed, but there may be limited growth at The Forum and Gate of Heaven sites. No other land use changes are anticipated in this area.

Development intensity in the detached single-family residential portion is governed by a development agreement that includes a use permit and other approvals. These approvals describe development areas, intensity and styles of development, public park dedication, tree protection, access and historic preservation. The theme of the approvals is to balance development with environmental protection by clustering development, setting it back from sensitive environmental areas and preserving large areas in permanent open space. Neighborhood connections and safe routes to Stevens Creek Elementary school on the east side of Foothill Boulevard will be enhanced with bike and pedestrian-friendly improvements along Foothill Boulevard and its key intersections.

## Creston-Pharlap

### Context

The Creston-Pharlap neighborhood is a single-family residential area that includes the last remaining unincorporated pocket within the Cupertino urban service area. The Creston portion was subdivided in the mid 1950s but has remained unincorporated. The surrounding Pharlap portion was generally subdivided between the mid 1950s to mid/late 1960s. This neighborhood is developed with single-family homes, including the Creston area which has been pre-zoned with a single-family designation. The Creston-Pharlap neighborhood is served by Stevens Creek Elementary School, Varian Park and Somerset Park. Also included in this neighborhood is the Sunny View Retirement Community, which is a residential care facility for the elderly that provides skilled nursing and independent living. Stevens Creek meanders through the neighborhood in a general north-south direction. This neighborhood is separated from the Oak Valley neighborhood by Foothill Boulevard. The Homestead Crossings neighborhood center and the neighborhood center at the corner of Stevens Creek Boulevard and Foothill Boulevard are located a short distance away and provide neighborhood serving uses.

**Vision**

The Creston-Pharlap area is largely developed and is anticipated to maintain its single-family character. The Creston portion will ultimately be annexed into the City of Cupertino with a single-family zoning designation to reflect the existing uses, consistent with the surrounding Pharlap portion. Potential trail connections within the Creston-Pharlap neighborhood may be considered to create trail linkages with the existing and planned trail system in the area. While this neighborhood does not include services within its boundary, the neighborhood commercial center at the intersection of Foothill and Stevens Creek Boulevards is within walking and biking distance to the southern part of the neighborhood. Bike and pedestrian-friendly improvements along Foothill Boulevard and its intersections will help enhance connections from the neighborhood to services on the west side.

## Inspiration Heights

### Context

The Inspiration Heights neighborhood is situated in the western foothills of Cupertino and offers uninterrupted vistas of the San Francisco Peninsula. The neighborhood is largely comprised of the undeveloped foothills along Cupertino's western and southern edge and extends north to Stevens Creek Boulevard and east to Foothill Boulevard/ Stevens Canyon Road. Larger lot residential hillside homes are nestled along the foothills and accessed primarily via private drives. The Inspiration Heights foothills portion can be characterized as an environmentally sensitive area given the topography, vegetation, urban wildlife interface and proximity to two inferred earthquake faults. The lower elevation portions are more urbanized and consist of smaller lot and duplex developments closer to Stevens Creek and Foothill Boulevards, which provide a transition with the adjoining neighborhoods on the valley floor. Stevens Creek County Park and the Fremont Older space, operated by the Mid-Peninsula Open Space District, are located to the south and west of the neighborhood. The neighborhood is also served by Monta Vista Park, located along the west side of Foothill Boulevard, and two small neighborhood service centers (one at the intersection of Foothill Boulevard and Stevens Creek Boulevard and the other at the intersection of Stevens Canyon Road and McClellan Road). Stevens Canyon Road is also a popular bicycle route for people accessing the open space preserves through this neighborhood.

**Vision**

The Inspiration Heights neighborhood will continue to be a low-intensity and hillside residential area. The lower elevation areas are largely developed; however, there remains some limited development potential in the foothills. Cupertino's hillsides are an irreplaceable resource that provides important habitat for wildlife, recreational opportunities for residents, and visual relief. Given the sensitive environmental conditions found in the hillsides, greater attention is needed in the review and consideration of any future development proposals within this neighborhood. Enhancing the bicycle and pedestrian environment along Foothill Boulevard and Stevens Canyon Road up to the southern edge of the city will help improve neighborhood connectivity to services as well as the environment for hikers and bikers who like to use the road to access open space areas to the south and west.

## **Monta Vista North**

### **Context**

The Monta Vista North neighborhood is located in the western portion of Cupertino and is generally bounded by Stevens Creek Boulevard to the north, Regnart Creek/Road to the south, Foothill Boulevard to the west and Highway 85 to the east. This neighborhood is directly adjacent to the Monta Vista Village Special Area. The Monta Vista North neighborhood 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. Located directly to the south of this neighborhood in the unincorporated county is the Fremont Older Open Space Preserve, operated by the Midpeninsula Open Space District.

Stevens Creek meanders through the western portion of the neighborhood through Blackberry Farm Golf Course and the privately owned and operated Deep Cliff Golf Course. Both golf courses are depressed in elevation in relation to the surrounding residential homes and are therefore subject to flooding. A number of Cupertino's historic and commemorative sites are located in this neighborhood near Stevens Creek. A former quarry site is also located near the southwest portion of the neighborhood. Much of the neighborhood east of Stevens Creek is located along the valley floor; however, the topography in the southwestern portion of the neighborhood consists of steep slopes and hilly terrain.



**Vision**

The Monta Vista North neighborhood is largely built out with the exception of the former McDonald-Dorsa quarry site and an adjacent 42-acre property currently under the same ownership. A portion of this undeveloped land may be considered for limited future low-density residential development, which could include trails that would connect the City's recreational facilities (McClellan Ranch Preserve and Linda Vista Park) to Stevens Creek County Park and the Fremont Older Open Space Preserve.

## Monta Vista South

### Context

The Monta Vista South neighborhood is located along the southern edge of Cupertino and is bounded by Regnart Road/Creek to the north, the City of Saratoga to the south across Prospect Road, the unincorporated County to the south and west, and Highway 85 and the City of San Jose to the east. The neighborhood can be divided into two general areas with very distinct characteristics. The west side of the Monta Vista South neighborhood is located in the southwestern foothills and zoned for residential hillside development. Lots in this area are primarily over one acre in size, in some instances up to 13 acres. The east side of the Monta Vista South neighborhood is located on the valley floor and is developed in a more traditional residential subdivision pattern with lots generally 6,000 square feet in size. Regnart Elementary School, Three Oaks Park and Hoover Park are located in the eastern portion of the Monta Vista South neighborhood. Also located at the southern edge of this neighborhood is the 37-acre Seven Springs Ranch that was listed on the California Register of Historic Places and determined eligible for the National Register in 2011.

**Vision**

The Monta Vista South neighborhood is envisioned to remain a residential area. There remains some limited subdivision potential within the residential hillsides, which would be subject to the City's hillside policies and standards. In the eastern portion of the neighborhood, no change is anticipated with the exception of the Seven Springs area at the south edge of Cupertino that may have potential for limited development. Given the historic designation of the Seven Springs Ranch property, any future development would be subject to compliance with the Secretary of Interior's Standards for Historic Resources.

## Homestead Villa

### Context

The Homestead Villa neighborhood is located at the northern edge of Cupertino at the northwest quadrant of Interstate 280 and Highway 85. The City of Los Altos is located to the west and north of this neighborhood, across Homestead Road. Housing within this neighborhood includes a mixture of traditional single-family homes, clustered homesites, townhomes, condominiums and duplexes. The area does not contain any public parks or schools; however, there is a private school located near the northeast corner of the neighborhood. The neighborhood is served by West Valley Elementary School and Cupertino Middle School across Homestead Road to the north, and Homestead High School to the east. The neighborhood is also served by the Homestead Crossing neighborhood center which currently includes coffee shops, a sandwich shop, personal service uses and a bank. Also located directly adjacent on the west, within the City of Los Altos, is a neighborhood shopping center that currently includes a pharmacy and specialty grocery store.

**Vision**

The Homestead Villa neighborhood is largely developed and is not anticipated to change in character. A trail along Foothill Boulevard is identified in the General Plan as a proposed trail linkage that will connect to Stevens Creek in Mountain View and points north. Bicycle and pedestrian improvements along Homestead Road will help the neighborhood connect to schools and services.

## Garden Gate

### Context

The Garden Gate neighborhood is located in the central portion of Cupertino and is predominantly defined by single-family residential homes with pockets of duplexes and apartments, including the Villages of Cupertino apartment site. Bounded by Interstate 280, Mary Avenue, the Heart of the City Special Area and the North De Anza Special Area, this area is served by several amenities including shopping and employment opportunities along Stevens Creek and De Anza Boulevards, Garden Gate Elementary, Mary Avenue Dog Park, Memorial Park and the Quinlan Community Center. A substantial portion of the neighborhood was originally developed in the early 1950s and was in unincorporated Santa Clara County until it was annexed to Cupertino in 2001. The remaining neighborhood near Mary Avenue was developed in the late 1960s. There has been substantial redevelopment of existing homes in the neighborhood since the 1990s with varying architectural styles and building sizes. Lot sizes are generally larger than other single-family residential neighborhoods in other parts of the city.



**Vision**

The Garden Gate neighborhood will continue to be mainly a residential area. Existing single-family residences will continue to develop in accordance with the R1 Ordinance, and there may be redevelopment of some existing apartment and duplex uses. No other land use changes are anticipated in this area. Bicycle and pedestrian-friendly improvements to Stelling Road will help strengthen connections to Quinlan Center and Memorial Park.

## **Jollyman**

### **Context**

The Jollyman neighborhood is located in the central portion of Cupertino, south of Stevens Creek Boulevard. This area is predominantly defined by single-family residential homes and is generally located on the valley floor with minimal changes in grade. Bounded by Highway 85, Stevens Creek Boulevard and De Anza Boulevard, this area is served by several amenities including a large park and several churches along Stelling Road. McClellan Road is a major east-west corridor through the area. The McClellan Square Shopping Center, located in the South De Anza Special Area, includes grocery stores, pharmaceutical services and a variety of small restaurants and neighborhood serving uses. Housing types located in this neighborhood include fourplexes, townhomes and apartments. Jollyman Park and Faria Elementary School are also located in the Jollyman Neighborhood.

**Vision**

The Jollyman neighborhood will continue to be a residential area. It is anticipated that there may be limited residential growth in this area on sites that may be subdivided. No other changes are anticipated in this area. McClellan Road is a key school route and is envisioned to become a bicycle and pedestrian route to improve the east-west connection to connect neighborhoods to the east and west to the tri-school area.

## South Blaney

### Context

The South Blaney neighborhood is located in the eastern portion of Cupertino, south of Stevens Creek Boulevard and east of De Anza Boulevard. This area is predominantly defined by single-family residential homes on the valley floor with minimal changes in grade. Bounded generally by Bollinger Road, Miller Road, De Anza Boulevard and Stevens Creek Boulevard, this area is served by several amenities including proximity to the Cupertino Library and two large parks: Wilson Park and Creekside Park. South Blaney Avenue is a major north-south corridor through the area. Two creeks run through this neighborhood. Regnart Creek has mainly a concrete channel and Calabazas Creek has a more natural channel. The De Anza Plaza Shopping Center, located in the South De Anza Special Area, includes a variety of small restaurants and neighborhood serving uses. Housing types located in this neighborhood include townhomes and duplexes that line Miller Avenue and Bollinger Road. Eaton Elementary School is also located in the South Blaney Neighborhood.

**Vision**

The South Blaney neighborhood will continue to be a residential area. It is anticipated that there may be limited residential growth in this area on sites that may be subdivided or redeveloped with multi-family uses. No other changes are anticipated in this area. Enhancements to De Anza Boulevard, Blaney Avenue and Bollinger Road with a bicycle and pedestrian route will improve the north-south and east-west connections in this neighborhood.

## North Blaney

### Context

The North Blaney neighborhood is located in the eastern portion of Cupertino, north of Stevens Creek Boulevard and east of De Anza Boulevard. This area is predominantly defined by single-family residential homes on the valley floor with minimal grade changes. Bounded generally by De Anza Boulevard, Highway 280, Stevens Creek Boulevard, and Perimeter Road, this area is served by amenities including Portal Park, which includes a number of recreational amenities such as a tot lot and a recreation building. The Junipero Serra drainage channel runs along the northern edge of the neighborhood along Interstate 280. North Blaney is a major north-south corridor through the area. The Portal Plaza Shopping Center, located in the Heart of the City Special Area, includes grocery facilities and a variety of neighborhood serving uses. Proximity to the Vallco Shopping Mall in the Heart of the City Special Area provides opportunities for shopping for this neighborhood within close walking distance. Housing types located in this neighborhood include duplexes, townhomes and apartments closer to the freeway. The North Blaney Neighborhood includes Collins Elementary School and Lawson Middle School.



**Vision**

The North Blaney neighborhood will continue to be mainly a residential area. It is anticipated that there may be limited residential growth in this area on sites that may be subdivided or redeveloped. No other land use changes are anticipated in this area. Bicycle and pedestrian enhancements to North Blaney Avenue will improve the north-south connection through the city. There is also a potential to improve the east-west pedestrian and bicycle connection along the Junipero Serra channel along Interstate 280.

## Rancho Rinconada

### Context

The Rancho Rinconada neighborhood is located in the southeastern portion of Cupertino, bounded by Stevens Creek Boulevard, Tantau Avenue, Lawrence Expressway, Bollinger Road and the Fairgrove Neighborhood. This area is predominantly defined by single-family residential homes with some duplexes and apartments. The area is served by several amenities including shopping and employment opportunities along Stevens Creek Boulevard, Sterling Barnhart Park, Sedgwick Elementary School, Cupertino High School, Lutheran Church of Our Saviour, Bethel Lutheran Church and Saratoga Creek. The neighborhood was originally developed in the late 1940s/early 1950s and the majority of the neighborhood was in unincorporated Santa Clara County until it was annexed to Cupertino in 1999. There has been substantial redevelopment of existing homes in the neighborhood since the 1990s with varying architectural styles and building sizes. Lot sizes are generally smaller than other single-family residential neighborhoods in the city. This area is served by the newly constructed Sterling Barnhart Park at the eastern end of the neighborhood. In addition, the Rancho Rinconada Park and Recreation District operates a swim and recreation center at the southern end of the neighborhood, which are available to the residents of the Rancho Rinconada area. Neighborhood centers serving the area are along Stevens Creek Boulevard and Tantau Avenue to the north.

**Vision**

The Rancho Rinconada neighborhood will continue to be mainly a residential area. Existing single-family residences will continue to redevelop in accordance with the R1 Ordinance, and there may be redevelopment of some existing apartment and duplex uses. No other major land use changes are anticipated in this area. This area has the potential for a future park along the Saratoga/San Tomas Creek Trail west of Lawrence Expressway.



*The Fairgrove neighborhood has a very unique character, consisting of 2020 Eichler-designed homes*

## Fairgrove

### Context

The Fairgrove neighborhood is located in the southeastern portion of Cupertino and includes the area bounded by Phil Lane to the north, Tantau Avenue to the east, Bollinger to the south, and Miller Avenue to the west. The neighborhood is zoned "R1e-Eichler Single Family" and consists of a group of distinct 220 Eichler homes built in the early 1960s. Hyde Middle School is located within the Fairgrove neighborhood.

### Vision

The Fairgrove neighborhood will continue to be mainly a low density single-family residential area. The City will continue to encourage application of the Eichler Design Handbook Guidelines in the Fairgrove neighborhood to preserve the neighborhood's unique character and architectural identity.