



CUPERTINO

Cupertino Monthly Development Activity Report | December 2019

Project Name	Address/Location	Description	Tentative Time Frame/Status
GPA Authorization	Former quarry site south of Linda Vista Park	Subdivision of an 86-acre Residential Hillside property (formerly a quarry) Visit www.cupertino.org/gpaauthorization for application details	<ul style="list-style-type: none"> CC did not authorize the project 11/05/19 First cycle 2020 closed on 11/12/19, no applications received
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"> CC approved on 07/05/16 Project on hold by Applicant
Marina Plaza (HE site)	10118-10122 Bandley St.	188 apartment units (incl. 16 VLI and 2 moderate income units), with ~ 22,600 s.f. of retail, and 122-room hotel on a 5.12 acre site	<ul style="list-style-type: none"> CC approved on 09/06/16 Project on hold by Applicant
Economic Development Strategic Plan (EDSP)	City-wide	<ul style="list-style-type: none"> Research and develop: <ul style="list-style-type: none"> policies for regulating mobile services (goods and services sold from a truck) in public right-of-way, on private property, and in parks 	<ul style="list-style-type: none"> CC Study Session on 4/16/19 Expected to present draft Mobile Services ordinance to PC by fall 2019 EDSP to PC Winter 2019
Westport Cupertino (The Oaks) (HE site)	21267 Stevens Creek Blvd.	242 housing units (incl. 40 VLI and LI units), 20,000 sq. ft. of retail, and 31,087 sq. ft. of common open space on an eight (8) acre site	<ul style="list-style-type: none"> Draft EIR available for review website 45-day public review for Draft EIR ends 12/20/19 ERC hearing 01/16/2020
Foothill Apartments	10310 N. Foothill Blvd.	Construct 15 apartment units at an existing vacant residentially zoned site	<ul style="list-style-type: none"> Building permits issued Construction started
Target Remodel	20745 Stevens Creek Blvd.	ASA to allow exterior modification, site and landscape improvements	<ul style="list-style-type: none"> PC approved on 08/14/18 Building permits submitted Under construction
Vallco Shopping District (HE site)/ FY 19/20 Work Program	10123 N. Vallco / Vallco Mall, Hyatt Hotel (under construction), parking lot (Simeon)	GPA and Zoning amendments to eliminate office allocation, allow 389 residential units by right on 13.1 acres, increase commercial allocation	<ul style="list-style-type: none"> PC hearing 7/30/19 CC approved on 8/20/19 CC 2nd reading on 9/3/19
Dark Sky and Bird Safe Ordinances	City-wide	Municipal Code amendments for Bird-Safe and Dark Sky policies and guidelines.	<ul style="list-style-type: none"> PC Study Session on 10/28/19 Outreach meetings tentatively scheduled on 01/16/20 and 1/23/20

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Vallco (SB35) (HE Site)	10123 N. Vallco Shopping District (former mall, Sears, JC Penney and Macy's property)	2,402 residential units (1,201 BMR units), 400Ks.f. of retail space, 1.81 Ms.f. office space, open spaces and green roof <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"> Demolition for two parking structures, a portion of the west side of mall, Sears, and Bay Club issued Litigation initiated by Friends of Better Cupertino Building permits under review for excavation, podium structure and cold core and shell superstructures. None issued. Letter protesting BMR fees received 12/21/18
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"> Building permits in progress Ground breaking on 09/13/18 Rough grading began 12/13/18
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"> ERC approved on 08/01/19 PC Hearing 12/10/19 CC tentatively 01/21/20
Cupertino Village Hotel	10801 N. Wolfe Rd.	Full-service 185 room hotel on a 1.46 acre site	<ul style="list-style-type: none"> ERC recommended approval of MND on 12/13/18 PC recommended approval 5-0 at 6/11/19 hearing CC approved on 7/16/19
Canyon Crossing	10625 S. Foothill Blvd.	18-unit mixed-use development with ~4,500 sq. ft. of commercial space	<ul style="list-style-type: none"> Project under review
Below Market Rate (BMR) Linkage Fee	Citywide/ FY 19/20 Work Program Item	Consider updates to the City's BMR Linkage Fee for the BMR Housing Program	<ul style="list-style-type: none"> PC Study Session held on 8/13/19 Received direction on CC Study Session 09/03/19
Accessory Dwelling Units	Citywide/FY 19/20 Work Program Item	Review the Municipal Code and propose amendments to encourage ADU creation	<ul style="list-style-type: none"> HC presentation 01/10/19 and 05/16/19 PC recommended approval on 6/11/19 CC hearing scheduled for 8/6/19 postponed Ordinance to be updated to be consistent with AB 670, AB 671, AB 587, AB 68, AB 881, and SB 14
Short Term Rental (STR) Ordinance	Citywide/FY 19/20 Work Program Item	Create regulations for STRs	<ul style="list-style-type: none"> HC presentation on 09/26/19 PC tentatively 01/14/20 CC tentative on 02/04/20
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"> Ongoing PC Study Session on 05/14/19 and 07/09/19 CC study session 10/01/19, item continued to 10/15/19 City Manager prioritizing action items
Building Electrification Reach Codes	Citywide/FY 19/20 Work Program Item	Bring electrification reach codes to Council for consideration	<ul style="list-style-type: none"> SC meeting on 08/29/19 PC presentation 09/10/19 Ongoing community outreach Visit www.cupertino.org/reachcodes for more information