



CUPERTINO

Cupertino Monthly Development Activity Report | April 2022

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"> CC approved on 07/05/16 Project on hold by Applicant
Marina Plaza (HE site)	10118-10122 Bandlely 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 Project expired September 2021
Economic Development Strategic Plan (EDSP)	Citywide	<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"> PC recommended approval on 10/27/20 regulations re: SB 946, but not motorized vending regulations, 3-2 CC adopted ordinance re: SB 946 on 02/16/21 Council indicated interest in re: motorized vending SS Motorized vendor regulations CC SS TBD
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 www.cupertino.com/westport</p>	<ul style="list-style-type: none"> PC denied on 07/14/20 CC approved 8/18/20 with updated application materials Submitted off-site improvement plans Submitted for TM PC reviewed on 06/22/21 and continued the item PC recommended approval 07/27/21 CC approved 9/7/21 CC approved modifications 12/21/21 Groundbreaking 2/26/22
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"> 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. Make ready permit issued 06/19/20 Litigation Judgement issued 05/20 in favor of Vallco Property LLC. Letter protesting BMR fees received 12/21/18 Building permits under review for excavation and podium. Vallco entered into agreement with County Department of Environmental Health for Soil Remediation CC received update on 9/7/21 Submitted for building permits for central plans
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"> Finald 23 of 23 Villas Construction ongoing for nursing facility Applied for public art 1/26/22

Highlighted items are recent updates

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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 4-0 at 12/10/19 hearing CC approved 4-1. DA approved by CC on 4/21/20
Cupertino Village Hotel	10801 N. Wolfe Rd.	Full-service 185 room hotel on a 1.46 acre site	<ul style="list-style-type: none"> 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 Click here for more information	<ul style="list-style-type: none"> Project under review PC Recommended approval on 11/23/21 CC approved at Special Meeting 1/13/22
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"> CC study session 10/01/19, item continued to 10/15/19 Action items prioritized December 2020 Third phase adopted October 2021.
Bateh	22690 Stevens Creek Blvd.	9-unit townhome development Click here for more information	<ul style="list-style-type: none"> Project under review ERC scheduled for 08/19/21 PC Recommended approval on 11/23/21 CC approved at Special Meeting 1/13/22
General Plan Amendment Authorization	Citywide	Update General Plan Amendment Authorization Procedures and Policies	<ul style="list-style-type: none"> CC held study session on 07/07/20 PC recommended approval on 01/12/21 Item heard by CC on 02/02/21. Direction provided to staff. Item heard by CC on 08/17/21. Direction provided to staff.
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: www.engagecupertino.org/housingelement	<ul style="list-style-type: none"> Two joint CC/PC/HC study session to introduce housing element update 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. Housing Element Update and Consultant selection scheduled for 9/21/21 City Council Study Session (10/5) HC meeting on December 9, 2021 Community Workshop on December 9, 2021 PC Meeting on January 25, 2022 PC Meeting on February 22, 2022 CC Meeting on March 8, 2022 Strategic Advisory Committee – April 25, 2022 PC Meeting on April 26, 2022

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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 here for more information.	<ul style="list-style-type: none"> ▪ PC recommended approval on 12/14/2021 ▪ CC approved on 1/18/22
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.	▪ Project under review
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.	▪ Part of the 2021-22 Work Program
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.	▪ Project under review