## Cupertino Monthly Development Activity Report | October 2019

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address/Location</th>
<th>Description</th>
<th>Tentative Time Frame/Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GPA Authorization</strong></td>
<td><strong>Former quarry site south of Linda Vista Park</strong></td>
<td>Subdivision of an 86-acre Residential Hillside property (formerly a quarry)</td>
<td>Application submitted on 05/10/19</td>
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<tr>
<td><strong>The Hamptons (HE site)</strong></td>
<td><strong>10900 &amp; 10950 Pruneridge Ave.</strong></td>
<td>Replace 342 apartment units with 942 apartment units on a 12.4-acre site (incl. 24 VLI and 30 moderate income units)</td>
<td>CC approved on 07/05/16  Project on hold by Applicant</td>
</tr>
<tr>
<td><strong>Marina Plaza (HE site)</strong></td>
<td><strong>10118-10122 Bandley St.</strong></td>
<td>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</td>
<td>CC approved on 09/06/16  Project on hold by Applicant</td>
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<tr>
<td><strong>Economic Development Strategic Plan (EDSP)</strong></td>
<td>City-wide</td>
<td>Policies for regulating mobile services (goods and services sold from a truck) in public right-of-way, on private property, and in parks</td>
<td>CC Study Session on 4/16/19  Expected to present draft Mobile Services ordinance to PC by fall 2019</td>
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<tr>
<td><strong>Westport Cupertino (The Oaks) (HE site)</strong></td>
<td><strong>21267 Stevens Creek Blvd.</strong></td>
<td>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</td>
<td>April resubmittal under review  Notice of Preparation for EIR mailed  EIR scoping meeting conducted  Admin Draft of EIR under review</td>
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<tr>
<td><strong>Apple</strong></td>
<td>NE of Pruneridge &amp; Wolfe Rd. (Office/R&amp;D)</td>
<td>Replace 2.6Ms.f. with 3.4M s.f.: 2.82M s.f. office, 1,000 seat auditorium, Fitness Center &amp; Parking &amp; 600Ks.f. R&amp;D offices</td>
<td>Last R&amp;D building at Pruneridge and Tantau under construction  Expected final occupancy September 2019</td>
</tr>
<tr>
<td><strong>Foothill Apartments</strong></td>
<td><strong>10310 N. Foothill Blvd.</strong></td>
<td>Construct 15 apartment units at an existing vacant residentially zoned site</td>
<td>Building permits issued  Construction started</td>
</tr>
<tr>
<td><strong>Target Remodel</strong></td>
<td><strong>20745 Stevens Creek Blvd.</strong></td>
<td>ASA to allow exterior modification, site and landscape improvements</td>
<td>PC approved on 08/14/18  Building permits submitted  In construction</td>
</tr>
<tr>
<td><strong>Vallco Shopping District (HE site)/FY 19/20 Work Program</strong></td>
<td><strong>10123 N. Vallco / Vallco Mall, Hyatt Hotel (under construction), parking lot (Simeon)</strong></td>
<td>GPA and Zoning amendments to eliminate office allocation, allow 389 residential units by right on 13.1 acres, increase commercial allocation</td>
<td>PC hearing 7/30/19  CC approved on 8/20/19  CC 2nd reading on 9/3/19</td>
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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  
   • Visit [www.cupertino.org/vallcosb35](http://www.cupertino.org/vallcosb35)  
   • Visit [www.cupertino.org/vallcopermits](http://www.cupertino.org/vallcopermits) for permit updates  
   • Demolition for two parking structures issued on 10/09/18  
   • Demolition permits for a portion of the west side of mall, Sears, and Bay Club issued  
   • Building permits under review for excavation, podium structure and cold core and shell superstructures. None issued.  
   • Litigation initiated by Friends of Better Cupertino  
   • 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  
   • 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  
   • Application submitted in April 2019, currently under review  
   • ERC approved on 08/01/19 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| Cupertino Village Hotel          | 10801 N. Wolfe Rd.               | Full-service 185 room hotel on a 1.46 acre site  
   • 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  
   • 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  
   • 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  
   • HC presentation 01/10/19 and 05/16/19  
   • PC recommended approval on 6/11/19  
   • CC hearing scheduled for 8/6/19 postponed |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| Short Term Rental (STR) Ordinance | Citywide/ FY 19/20 Work Program Item | Create regulations for STRs  
   • HC presentation on 09/26/19  
   • PC tentatively 10/22/19  
   • CC tentative on 11/19/19 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| Objective Standards              | Citywide/ FY 19/20 Work Program Item | Amend General Plan and Municipal Code and zoning code to provide objective standards.  
   • Ongoing  
   • PC Study Session on 05/14/19 and 07/09/19  
   • CC study session 10/01/19, item continued to 10/15/19 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| Building Electrification Reach Codes | Citywide/ FY 19/20 Work Program Item | Bring electrification reach codes to Council for consideration  
   • SC meeting on 08/29/19  
   • PC presentation 09/10/19  
   • Ongoing community outreach  
   • Visit [www.cupertino.org/reachcodes](http://www.cupertino.org/reachcodes) for more information |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |

AH = Admin. Hearing  
ASA = Arch. and Site Approval  
CC = City Council  
CUP = Conditional Use Permit  
DA = Development Agreement  
DIR = Director’s Minor Mod.  
DP = Development Permit  
DRC = Development Review Comm.  
ERC = Environmental Review Comm.  
EXC = Exception  
EXT = Extension  
GPA = General Plan Amendment  
HC = Housing Comm.  
HOC = Heart of the City  
LAC = Legislative Action Comm.  
M = Modification  
MCA = Municipal Code Amendment  
PC = Planning Comm.  
SS = Study Session  
TCO = Temp Certificate of Occupancy  
TI = Tenant Imp.  
TM = Tentative Map  
TR = Tree Removals  
Public Hearing agenda, minutes and video link available online at: [https://cupertino.legistar.com/Calendar.aspx](https://cupertino.legistar.com/Calendar.aspx). Agenda typically posted five days prior to meeting.