

6. Housing Resources

6.1. Overview of Available Sites for Housing

The purpose of the adequate sites analysis is to demonstrate that the City of Cupertino has a sufficient supply of land to accommodate its fair share of the region's housing needs during the planning period (January 1, 2007 – June 30, 2014). The State Government Code requires that the Housing Element include an “inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment” (Section 65583(a)(3)). It further requires that the Element analyze zoning and infrastructure on these sites to ensure housing development is feasible during the planning period.

Demonstrating an adequate land supply, however, is only part of the task. The City must also show that this supply is capable of supporting housing demand from all economic segments of the community. High land costs in the Bay Area make it difficult to meet the demand for affordable housing on sites that are zoned at relatively low densities. Pursuant to Government Code Section 65583.2(c)(3)(B), local governments may utilize “default” density standards (e.g. the “Mullen Densities”) to provide evidence that “appropriate zoning” is in place to support the development of housing for very-low and low-income households. The purpose of this law is to provide a numerical density standard for local governments, resulting in greater certainty in the housing element review process. Specifically, if a local government has adopted density standards that comply with the population based criteria provided in the law and promulgated by HCD, no further analysis is required to establish the adequacy of the density standard. The default density standard for Cupertino and other suburban jurisdictions in Santa Clara County to demonstrate adequate capacity for low and very low income units is 20 dwelling units per acre (DUA) or more.

6.2. General Plan Residential Allocations

In order to balance the long-term housing, economic and civic needs of the Cupertino community, the City's General Plan adopted in 2005 provided an overall “allocation” of commercial and residential uses by planning district and for the City overall. Taking into account the residential projects already developed or permitted since 2007 (see Table 4.2), an analysis of sites with residential potential in Cupertino indicates the potential to develop approximately 798 units of new housing within the context of the current General Plan land use allocations. This figure represents units that can realistically be accommodated on sites with allowable densities of 20 DUA or more.

6.3. Residential Capacity Analysis

Methodology

For the purposes of this analysis, housing sites in Cupertino have been grouped into four geographic areas. Each of these areas is described below, with accompanying maps and tables used to quantify residential development potential. Because more than a quarter of the 7.5-year planning period has already passed, the analysis also accounts for housing that has been constructed since January 1, 2007.

In preparing for this Housing Element document, City staff conducted a thorough study evaluating the amount of vacant and underutilized land in Cupertino. A parcel-by-parcel review of the City's data base was conducted and all vacant, underutilized and infill parcels were identified. These parcels included residentially-zoned land as well as other designations such as commercial, quasi-public use, mixed use and industrial.

Cupertino is a mostly built-out City like many cities in the Bay Area. As a result, opportunities for residential units will be realized through redevelopment of sites with existing buildings and uses on them. The City went through a careful site selection process to ensure that future residential development on the sites would: (1) Have community support (see description of community process below), (2) achieve community goals of affordability and walkability, and (3) create a liveable environment for new residents and neighbors. To ensure this, sites were selected with the following criteria in mind:

- Proximity to transportation corridors
- Proximity (preferably within walking distance) to amenities such as schools, neighborhood services, restaurants and retail
- Ability to provide smaller, more affordable units - sites were selected in higher density areas to achieve this
- Create a liveable community with the least impact on neighborhoods – sites that had the most in common with successfully developed sites were selected.

Vacant or underutilized sites that did not share the above criteria were excluded from the inventory.

Community Involvement. To ensure that both community members and property owners were in support of the City's Housing Element and sites inventory, in particular, the City of Cupertino engaged in a lengthy community involvement process. The City's inventory of residential opportunity sites was developed in consultation with the Housing Commission, Planning Commission, City Council, and members of the public. The Housing Element and sites inventory was presented at one meeting of the Housing Commission, two Planning Commission meetings, and two City Council meetings. At each meeting, commissioners and council members, as well as members of the public, discussed the inventory. During these discussions, several sites were removed and new sites were added based on input from these various stakeholders. Decisions to

add or remove sites were based on realistic expectations for sites to be redeveloped within the planning period. While residential development may occur on other sites not included in this inventory, the sites ultimately included in this Housing Element are those the community believes have the most realistic chance of redeveloping into housing within the next five years. As a result of the community engagement process, the sites inventory presented in the Housing Element represents a list of residential opportunity sites that the community has vetted and supports.

In addition to consultation with various community stakeholders, the City reached out to individual owners whose properties were identified as housing opportunity sites. Each affected owner received a letter informing them that their property had been identified by the City to be included in its Housing Element as a housing opportunity site. The letter provided them with information about the process and provided them with an opportunity to provide feedback or express concerns. Many property owners contacted the City to discuss inclusions, but none objected to the inclusion of their property in the Housing Element sites inventory.

Determination of Realistic Capacity. Development standards such as building height restrictions, minimum set backs, and maximum lot coverage requirements may make it difficult for developers to build to the maximum density allowed by the General Plan and Zoning Code on a particular site. Furthermore, sites that are zoned for mixed-use development may have commercial space that may reduce the number of residential units on the site. As such, this Sites Inventory provides a “realistic yield” for each site, which reduces the maximum developable units by 15 percent. This 15 percent reduction is based on recent experience in the City of Cupertino for mixed-use developments. As shown below, recent multi-family residential projects have built to between 82 percent and 92 percent of the maximum allowable density.

Example 1

Project Name: Oak Park
Site Area (acres): 1.6 acres
Maximum Density: 35 DUA
Maximum Developable Units: 56 units
Actual Units Developed: 46 units
Actual Units / Maximum Units: 82 percent
Commercial Sq. Ft. as Percent of Total Sq. Ft.: N/A

Example 2

Project Name: Adobe Terrace
Site Area (acres): 1.0 acres
Maximum Density: 25 DUA
Maximum Developable Units: 25 units

Actual Units Developed: 23 units
Actual Units / Maximum Units: 92 percent
Commercial Sq. Ft. as Percent of Total Sq. Ft.: 8 percent

Example 3

Project Name: Metropolitan
Site Area (acres): 3.3 acres
Maximum Density: 35 DUA
Maximum Developable Units: 116 units
Actual Units Developed: 107 units
Actual Units / Maximum Units: 92 percent
Commercial Sq. Ft. as Percent of Total Sq. Ft.: 4 percent

Because of the desirability and high value of residential property in Cupertino, developers are reluctant to include ground floor commercial space in residential buildings, even when land is zoned for mixed-use development. The City must often encourage or request that ground-floor commercial space be included in projects and commercial space typically represents a small proportion of the total development. The City of Cupertino anticipates that this trend will continue and land zoned for mixed-use will achieve residential densities at or above 85% of the maximum with ground floor commercial space along the street frontage.

This trend is evident in the two mixed-use project examples that contained ground floor commercial development. The Metropolitan and Adobe Terraces projects are of typical mixed-use, multi-family developments in Cupertino. In both cases, the commercial component represented a small portion of the total square footage (less than 10 percent) in all cases. Even with the provision of ground floor commercial space, the Metropolitan and Adobe Terraces developments were able to achieve 92 percent of the maximum allowable residential units. Based on the development experiences at the three recently completed projects described above, the density assumptions for mixed-use residential projects at 85 percent of the maximum allowed is realistic.

The assumption that sites will achieve 85 percent of the maximum allowable density is also realistic for sites that allow for a variety of uses, including 100 percent commercial development, in addition to residential development and mixed-use development. This is because the highest and best use of land in Cupertino is residential development. As discussed above, the desirability and high value of residential property in Cupertino encourages residential or mixed-use development over exclusively commercial development. All three example projects presented above were developed in a zone that allows a mix of uses including exclusively commercial and office development, further demonstrating the strength of residential development over commercial development in Cupertino.

Overview of Capacity

Based on current General Plan Land Use designations and zoning, an analysis of the City's land inventory indicates sufficient land zoned at residential densities to accommodate 629 total units, all of which are zoned at a minimum density of 20/DUA. In order to meet the remaining need of 717 units during the remaining five years of the current planning period, the City proposes to adopt policies and programs to allow for residential development at appropriate densities on sites with no infrastructure constraints (see Policies 1 and 2 in the Housing Plan Section of this Housing Element). The full sites inventory with current zoning and proposed land use and zoning changes is provided as Appendix G:

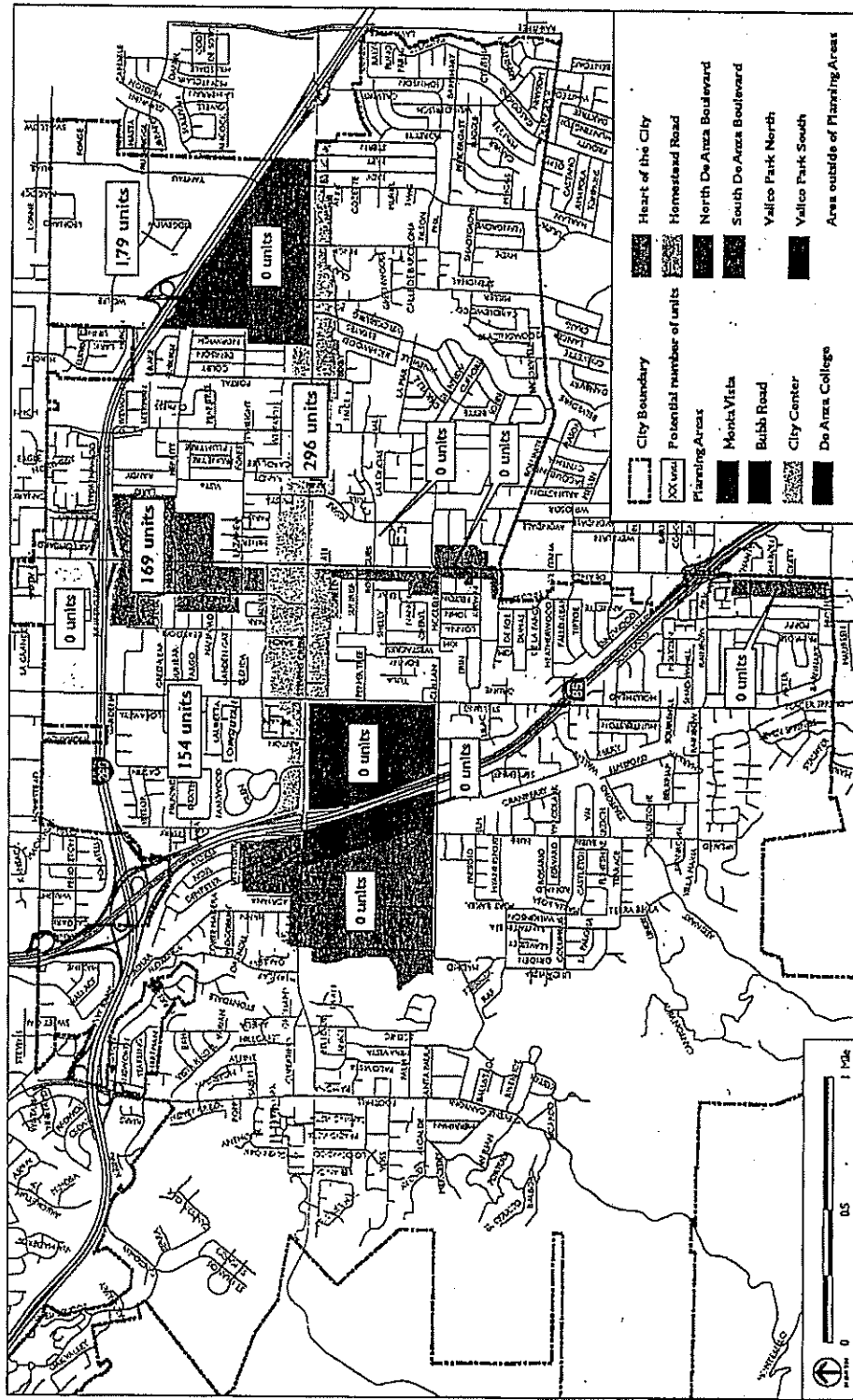
Table 6.1 and Figure 6.1 below displays the total potential residential capacity in Cupertino on sites that can accommodate residential development of 20 dwelling units to the acre or more. These 13 sites can accommodate up to a total of 798 residential units. As shown, a large proportion of the City's near-term development falls in the Heart of the City, Vallco Park North, and North De Anza areas. The remainder of the units are scattered throughout other areas of the City. For the most part, the sites identified below are underutilized sites in mixed-use areas rather than vacant greenfield sites with exclusively residential zoning. As demonstrated by the developments already underway or completed during the current planning period as displayed in Table 4.2, Cupertino has a strong track record of supporting and facilitating the development of residential projects in mixed-use areas and of intensifying residential uses where appropriate within the context of the general plan land use allocations.

Table 6.1: Potential Units by Planning Area

Planning District	Number of Sites	Units on Sites with Existing Res. Zoning	Units on Sites to be Rezoned	Number of Units	Percent of Total
Heart of the City	9	296	-	296	37.1%
Vallco Park North	1	179	-	179	22.4%
North De Anza	1	-	169	169	21.2%
Non-Designated Areas	2	154	-	154	19.3%
Total	13	629	169	798	

Sources: City of Cupertino, 2009; BAE, 2009

Figure 6.1: Potential Units by Planning Area



Source: City of Cupertino, 2009; DataQuest Information Systems, 2009; BAE, 2009; DCBE, 2009.

Total Potential Housing Units = 798

Heart of the City District

The Heart of the City District encompasses one of the most important commercial corridors in Cupertino. The Heart of the City Specific Plan, originally adopted by the City Council in 1995, provides development guidelines for the approximately 250-acre Stevens Creek Boulevard Corridor. This Specific Plan was recently updated and is currently under review by the City's Planning Commission. The revised Specific Plan encourages the development of pedestrian-oriented activity centers and mixed use developments with commercial and residential uses.

Under the General Plan and existing adopted Specific Plan, the total residential buildout for the Heart of the City neighborhood is 570 dwelling units, with a remaining residential allocation of 216 units as of January 1, 2007. This will be updated to provide more residential capacity to accommodate an increased residential capacity of 296 new units. This would increase the total residential buildout for the Heart of the City neighborhood from 570 units to 650 units.

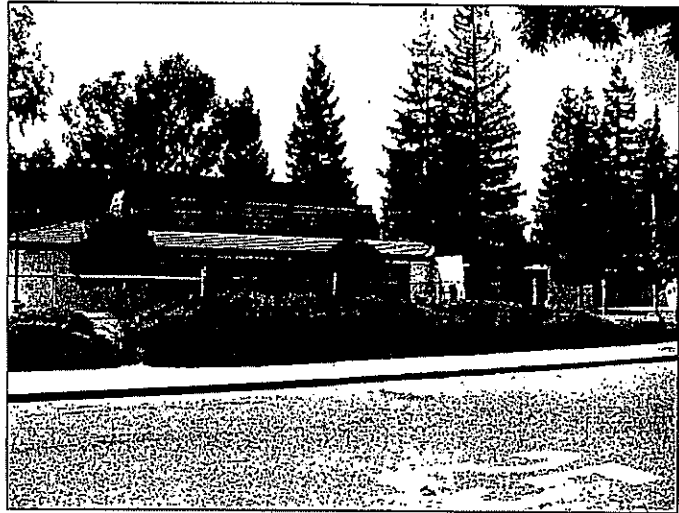
As displayed in Table 6.2 and Figure 6.2 below, there are nine sites that can accommodate 296 units in the Heart of the City area that have the appropriate General Plan and zoning designations. The sites in the Heart of the City area are underutilized infill sites. In many cases, the year the structures were constructed and the parcels' improvement to land value (I/L) ratio suggests the sites are prime opportunities for redevelopment.

- **Site 1.** Site 1 consists of two parcels on Stevens Creek Boulevard. The first parcel has a single-story commercial building occupied by a furniture store built in 1964. The commercial building has had a number of different tenants in recent years, with several tenants going out of business. The building changed ownership two years ago in a 1031 exchange. Since that time, the new owners have attempted to release the space to higher paying tenants without success. The historical turnover and lack of tenant interest indicates the limited viability of the property as a successful commercial site in its current state. The second parcel contains an old, outdated building constructed in 1969 that houses the Yoshinoya restaurant. There is a large amount of surface parking on the site. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation.

The two parcels which comprise Site 1 are not currently held in common ownership. As such, lot consolidation would be necessary for redevelopment. The City routinely encourages adjacent property owners to work together on sites such as this one to create a single redevelopment master plan for the site providing shared access, open space and connections. Furthermore, market conditions will encourage lot consolidation at this site. The two parcels form a corner site at Stevens Creek Boulevard and Portal Avenue. In addition, development potential is greater for a larger, corner site than a mid-block site, and

the market will encourage lot consolidation.

- **Site 2.** Site 2, a 1.35 acre site on Stevens Creek Boulevard, has a restaurant and a large surface parking lot. The building was constructed in 1978 and the parcel has an I/L ratio of 0.66, indicating that the value of the land exceeds the value of the buildings on the site. Over the last few years, a number of businesses have unsuccessfully operated at the site. The land to improvement ratio and the relatively high business turnover at the site further supports redevelopment of the site for mixed-use residential development. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation.
- **Site 3.** This site, located at the corner of Saich Way and Stevens Creek Boulevard, contains a strip mall built in 1969 with a 7-11 store that burned down. The fire destroyed the strip mall; the buildings are currently vacant and boarded up. There are no existing uses that would prevent redevelopment for residential use. The property owner has expressed interest in redeveloping the site. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation.



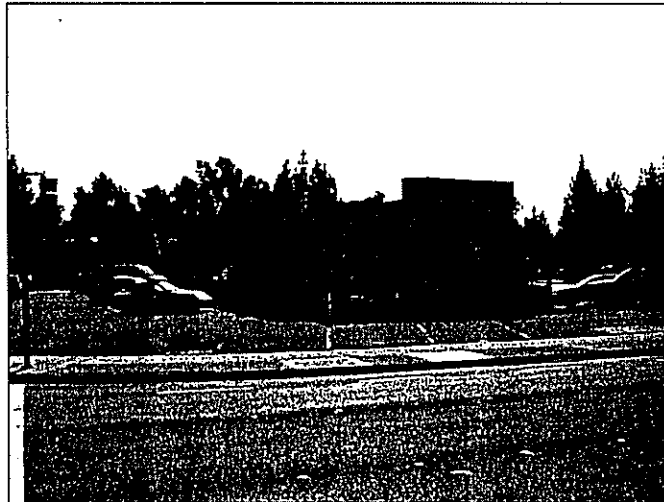
Although Site 3 is a small site, at slightly less than one acre, redevelopment for housing is feasible here due to its location in the Heart of the City District. Located just off of Steven's Creek Boulevard, one of the main corridors through Cupertino, the Site would be expected to develop with relatively dense multifamily development. High-density multifamily developments have been built in Cupertino on small parcels. For example, the Adobe Terrace project developed 23 units on a 0.96-acre site, just one unit short of the maximum yield of 24 units.

- **Site 4a.** Site 4a consists of three parcels held in common ownership on Stevens Creek Boulevard and Blaney Avenue. One of the three parcels (APN 369 03 007) is currently vacant and undeveloped. The remaining two parcels have old, single-story buildings with large surface parking lots. The three structures were constructed in 1956, and 1965.

Existing uses include the Shan restaurant and a strip mall that contains a small food market and a laundry establishment. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation.

Site 4 is expected to redevelop into a mixed-use multifamily residential development at a density of about 25 du/acre. Development of this type is common in the area along Stevens Creek Boulevard and Blaney Avenue. Across the street from Site 4 is a recently completed mixed-use, multi-family residential development. The City has received residential-focused proposals for redevelopment of this site in the recent past.

- **Site 4b.** Site 4b is located at the Corner of Stevens Creek Boulevard and Blaney Avenue. The parcel is approximately half an acre in size and has a stand-alone restaurant on the site. The building was constructed in 1955 and the site has an improvement to land value ratio of 0.17. A number of businesses have been located at this site in the past. The turnover of businesses



indicates the limited viability of the site for commercial use in its current state. Although the parcel is relatively small, there have been multifamily residential developments on parcels of similar size in Cupertino in the past. The property owner has expressed interest in redeveloping the site. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation.

The City will encourage Site 4b to be redeveloped in conjunction with Site 4a. Site 4a and Site 4b collectively form a corner site that would logically be developed as a single project. Even if the two sites are not consolidated, the City will require that proposals for redevelopment of parcel in Site 4a or 4b be undertaken within a larger master plan that takes all four parcels into consideration. The City would require that a coordinated access and circulation plan would be developed for the site, even if it Site 4a and Site 4b were developed separately.

- **Site 5.** Site 5 contains two parcels on Stevens Creek Boulevard with a 1955 restaurant

building and an adjoining surface parking lot. The two parcels are in common ownership; lot consolidation would not be necessary for redevelopment of Site 5. The improvement to land value ratio for the two parcels are less than 0.35. There has also been substantial turnover of businesses at this site, indicating the unviable nature of the site for commercial use in its existing form. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation.

Although Site 5 is relatively small, at slightly less than one acre, its location on Stevens Creek Boulevard and in the Heart of the City District makes high density multifamily residential development feasible at the Site. There is a relatively high density mixed-use, residential project down the street from Site 5 on Stevens Creek Boulevard. Furthermore, high density multifamily development has been built on parcels of less than one acre in Cupertino recently, including the previously discussed Adobe Terrace project.

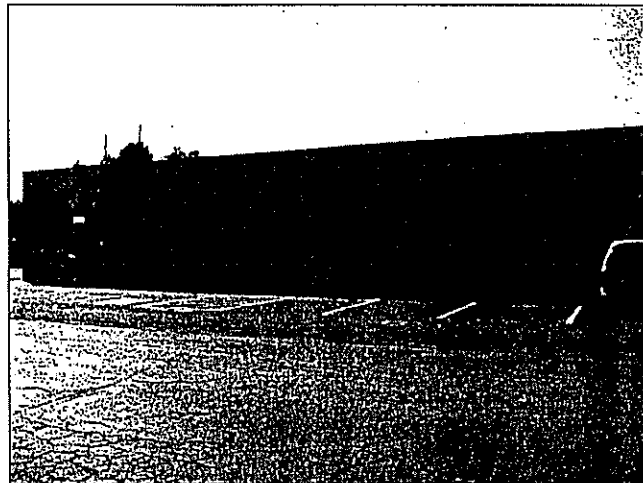
- **Site 6.** The 1.9 acre site currently houses a furniture store in a single-story building built in 1975 with surface parking. The building is setback from Stevens Creek Boulevard and is configured specifically for a furniture store. Due to the unique configuration of the site and building, future re-tenanting for commercial uses other than a furniture store would be difficult. The structure is bordering on economically unviable and has high potential for turnover. As such, redevelopment of the site would be a viable option at this location.
- **Site 7.** Site 7 contains three parcels at the corner of Stevens Creek Boulevard and Estates Drive. The site has an old strip mall with a mix of occupied and vacant retail spaces. The strip mall was built in 1960 and the improvement to land value ratio of the three parcels ranges from 0.01 to 0.28. The three parcels are held in common ownership and lot consolidation would not be necessary. The Site is one of the top redevelopment opportunities in the city due to its prime location on Stevens Creek Boulevard. Site 7 is located across the street from the city's largest shopping center, enjoys easy freeway access, and is located in the area that is best served by public transportation in the City. The Site is also located next to existing residential neighborhoods. Developers have consistently expressed interest in redeveloping this Site.



- **Site 8.** Site 8 is a vacant property on Stevens Creek Boulevard. Although the site is relatively small (approximately half an acre) its location on Stevens Creek Boulevard and in the Heart of the City District supports relatively dense multifamily residential development. The site is located along one of the major corridors in Cupertino, in close proximity to services and public transportation. The owner of the property has expressed interest in developing for a residential use, including affordable products.



- **Site 9.** Site 9 consists of two parcels at the corner of Stevens Creek Boulevard and Judy Avenue. The site has an old, dilapidated strip mall, built in 1952, with a mix of occupied and vacant retail spaces. Portions of the Center are currently boarded up. The existing spaces that are occupied at the Loree Shopping Center are marginal. Overall, the shopping center is blighted and has multiple code enforcement problems. Under the current site configuration, it is difficult, if not impossible, to bring the property up to code without redevelopment. The Shopping Center does not and cannot meet the City's minimum parking requirements under the current configuration. Because the property



cannot meet code requirements, rehabilitation is not feasible. Redevelopment of the site would be necessary to meet all code requirements. Site 9 is also located across the street from a major new redevelopment that will likely create additional redevelopment pressure at the Loree Center. The site is held in common ownership and lot consolidation would not be necessary for redevelopment.

Table 6.2: Vacant and Underutilized Land in the Heart of the City District

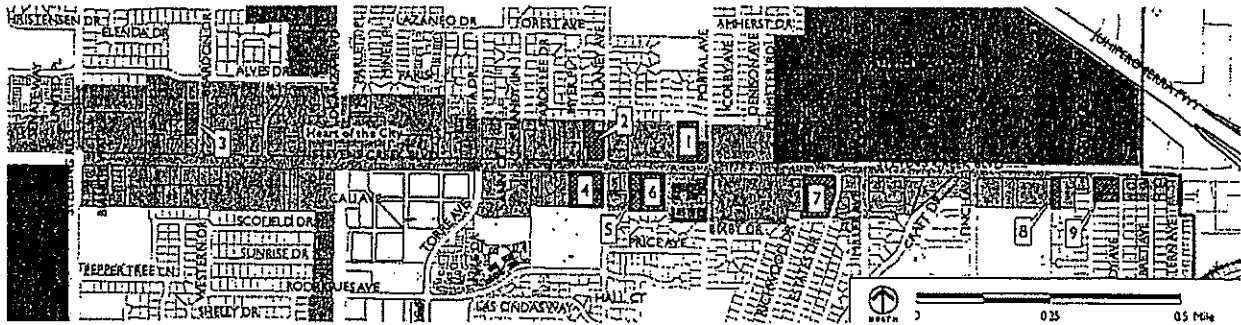
ID	APN	Site Address	Existing Use	Size (Acres)	Allowed under Current Zoning		
					Max. Density (DUA)	Max. Yield (Units)	Realistic Yield (Units) (a)
1	316 21 031	19875 Stevens Creek Blvd	Furniture 2000	1.78	25	44	37
	316 21 032	19855 Stevens Creek Blvd	Yoshinoya	0.24	25	6	5
2	316 23 093	20007 Stevens Creek Blvd	I-Restaurant	1.35	25	33	28
3	328 32 041	10073 Saich Way	7-11 site behind Bombay Oven	0.77	25	19	16
4	369 03 004	20030 Stevens Creek Blvd	Grand Buffet/Boas	1.16	25	29	24
	369 03 005	20010 Stevens Creek Blvd	Corner of Stevens Creek & Blaney	0.47	25	11	9
	369 03 006	10071 S Blaney Ave	Lackey Prop. (Stevens Creek & Blaney)	0.37	25	9	7
	369 03 007	10031 S Blaney Ave	Lackey Prop. (Stevens Creek & Blaney)	1.36	25	34	28
5	369 05 009	19930 Stevens Creek Blvd	Arya	0.44	25	11	9
	369 05 010	19936 Stevens Creek Blvd	Arya Parking Lot	0.52	25	12	10
6	369 05 038	19900 Stevens Creek Blvd	SD Furniture	1.92	25	48	40
7	369 06 002	10025 E Estates Dr	United Furniture Site	0.92	25	23	19
	369 06 003	10075 E Estates Dr	United Furniture Site	0.53	25	13	11
	369 06 004	10075 E Estates Dr	United Furniture Site	0.86	25	21	17
8	375 07 001	19180 Stevens Creek Blvd	Barry Swenson Property	0.55	25	13	11
9	375-07 045	10029 Judy Ave	Loree Center	0.43	25	10	8
	375 07 046	19060 Stevens Creek Blvd	Loree Center	0.86	25	21	17
					Total Units	357	296

Notes:

(a) Realistic Capacity reduces the maximum capacity by 15 percent.

Sources: City of Cupertino, 2009; DataQuick Information Systems, 2009; DC&E, 2009; BAE, 2009

Figure 6.2: Potential Housing Sites in the Heart of the City District



Sources: City of Cupertino, 2009; BAE, 2009; DC&E, 2009

Vallco Park North District

Vallco Park North is an employment area of predominantly office and light industrial activities with neighborhood commercial uses. The Vallco Park North District allows for residential densities up to 25 dwelling units per gross acre. The total residential buildout for the Vallco Park North District is 851 units, with a remaining residential allocation of 300 units as of January 1, 2007.

As shown in Table 6.3, there is one site in the Vallco Park North District with potential for residential development. The site is comprised of two parcels totally 8.5 acres. In 2005, the site was rezoned to allow for residential development at a density of up to 25 dwelling units per acre.

- **Site 10.** The site is comprised of two parcels totally 8.5 acres. In 2005, the City Council approved a general plan amendment and zoning change to allow for residential development at a density of up to 25 dwelling units per acre at this site. The site contains two office buildings, one of which is partially occupied, and large surface parking lots. The site is held in common ownership and lot consolidation would not be necessary for redevelopment. While the building remains in relatively good condition, the site is appropriate for residential development because a residential project was previously approved for this location. Although the approvals for the residential project have expired, the property owner has requested that the residential zoning remain on the property.

Table 6.3: Vacant and Underutilized Land in the Valco Park North

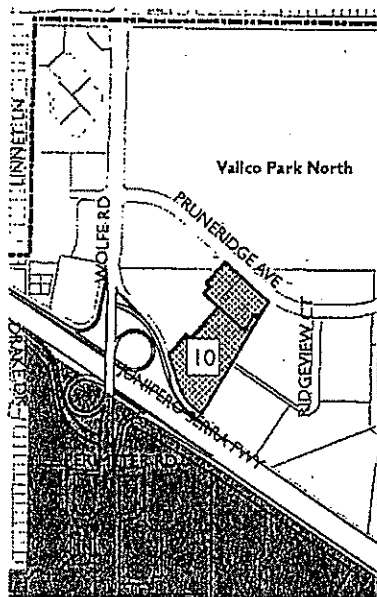
ID	APN	Site Address	Existing Use	Size (Acres)	Allowed under Current Zoning		
					Max. Density (DUA)	Max. Yield (Units)	Realistic Yield (Units) (a)
10	316 06 050	10500 Pruneridge	Morley Bros. / Industrial	2.80	25	70	59
	316 06 051	10400 Pruneridge	Morley Bros. / Industrial	5.69	25	142	120
					Total Units		212
							179

Notes:

(a) Realistic Capacity reduces the maximum capacity by 15 percent.

Sources: City of Cupertino, 2009; DataQuick Information Systems, 2009; DC&E, 2009; BAE, 2009

Figure 6.3: Potential Housing Sites in the Valco Park North District



Sources: City of Cupertino, 2009; BAE, 2009; DC&E, 2009

Non-Designated Areas

There are two sites located outside designated neighborhood planning areas. These remaining areas are not planned as unique neighborhoods in the City’s most recent general plan.

Development intensity in these non-designated areas is determined by the existing zoning and land use designations.

Both sites contain existing garden apartment complexes that are not built to the maximum allowed density. These apartment complexes have large open spaces that exceed the City’s open space

requirements. As such, additional units could be built on these two properties. This type of expansion of garden apartment complexes was recently approved and completed in Cupertino at the Villa Serra and Biltmore developments. At the Biltmore, carports were demolished and new units were constructed above ground-floor parking. New units and additional parking were added to the Villa Serra complex in surplus open space and recreational areas. The Biltmore project added 29 units for a total project size of 179 units, while the Villa Serra development added 117 units to achieve a total of 506 units. In both cases, existing units were not destroyed by the construction of the new expansion.

The trend of adding new units to existing garden apartment complexes is expected to continue in Cupertino due to the limited supply of vacant land and the high demand for residential units in the City. Site 11 and Site 12 share many of these characteristics and present opportunities to provide relatively affordable rental housing units in the City. In addition, both sites have older structures and low vacancy rates. Often, when property owners of older projects decide to upgrade units, they may choose to do additional expansion work at the same time. The realistic yield for Sites 11 and 12 are 92 units and 64 units, respectively, which falls within the range of other expansion projects that have been successfully completed in the past. The financial feasibility of additional units at Site 11 and Site 12 is particularly strong because both properties have long-time landowners who purchased the land when prices were more affordable.

- **Site 11.** Site 11 contains the Glenbrook Apartments. Spanning across 31.3 acres, the site could accommodate 626 units under existing zoning, which allows for a density of 20 dwelling units to the acre. However, the Glenbrook Apartments only contains 517 units, resulting in additional potential for up to 109 residential units. Assuming Glenbrook Apartments is able to achieve 85 percent of the site's remaining capacity, the realistic yield for Site 11 is 92 new units. Similar to the Biltmore Apartments, Glenbrook Apartments has large areas of land dedicated to carports. As was done in the Biltmore development, the carport areas can be converted to ground floor parking with new units above. Additional units could be constructed without affecting existing residential units at the site. This site was recommended by members of the public and the community supports the expansion of the Glenbrook Apartments,
- **Site 12.** Similar to the Glenbrook Apartments site, the Villages of Cupertino is not built to the maximum allowable density. The 27.1 acre property could accommodate a total of 542 units under existing zoning. Currently the development contains 468 units, allowing for up to 74 additional units to be built. Assuming the Villages of Cupertino is able to achieve 85 percent of the site's remaining capacity, the realistic yield for Site 12 is 62 new units. The Villages of Cupertino have large green spaces that exceed the City's open space requirements that can be developed with new units. The Villa Serra development

expanded in this way by constructing units on surplus open space and recreation areas. This site was recommended by members of the public and the community supports the expansion of the Villages of Cupertino,

Table 6.4: Vacant and Underutilized Land in Non-Designated Areas

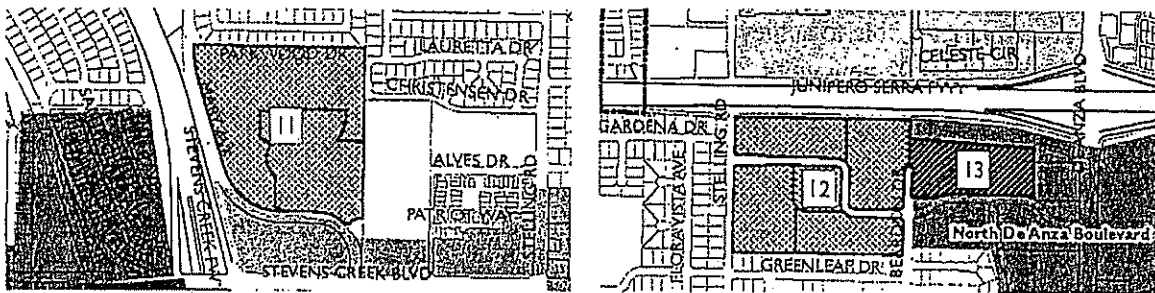
ID	APN	Site Address	Existing Use	Size (Acres)	Allowed under Current Zoning		
					Max. Density (DUA)	Max. Yield (Units)	Realistic Yield (Units) (a)
11	326 27 036	10160 Parkwood	Glenbrook Apartments	11.62	20		
	326 27 037	21297 Parkwood	Glenbrook Apartments	19.72	20		
				31.34	20	626	
						Less Existing Units	-517
					Remaining Units to be Built	109	92
12	326 09 040	20800 Valley Green Dr	The Villages at Cupertino	5.35	20		
	326 09 041	20975 Valley Green Dr	The Villages at Cupertino	5.49	20		
	326 09 053	20990 Valley Green Dr	The Villages at Cupertino	6.78	20		
	326 09 054	20800 Valley Green Dr	The Villages at Cupertino	2.69	20		
	326 09 064	20875 Valley Green Dr	The Villages at Cupertino	6.79	20		
				27.10	20	542	
					Less Existing Units	-468	
					Remaining Units to be Built	74	62
					Total Units	183	154

Notes:

(a) Realistic Capacity reduces the maximum capacity by 15 percent.

Sources: City of Cupertino, 2009; DataQuick Information Systems, 2009; DC&E, 2009; BAE, 2009

Figure 6.4: Potential Housing Sites in the Non-Designated Areas



Sources: City of Cupertino, 2009; BAE, 2009; DC&E, 2009

North De Anza Boulevard District

The North De Anza Boulevard District is intended to be a regional employment center with supporting commercial and residential land uses. The area, located south of Interstate 280 around North De Anza Boulevard, includes the Apple Computer campus and other office, industrial, and research and development uses. The total residential buildout for the North De Anza Boulevard District is 146 units, with a remaining residential allocation of 97 units as of January 1, 2007.

- Site13.** Site 13, which was built on in 1975, currently has light industrial (research and office) uses with a large amount of surface parking. Residential development is currently allowed at Site 13, though at lower densities. Site 13 is currently zoned P(CG, ML, Res 4-10), which allows general commercial, light industrial, and residential development at densities of four to 10 dwelling units per acre. The City will rezone the property to P(CG, ML, Res) and allow for residential densities of 25 dwelling units per acre. The higher residential density at the site will make redevelopment of the site for residential use more economically viable than leasing the existing building for office use. The general commercial and light industrial land uses will remain as permitted uses in addition to higher density residential use. In addition, the remaining residential allocation for the area allowed in the General Plan should be increased from 97 to 169 units. This would increase the total residential allocation from 146 units to 218 units. Site 13 is ideal for housing because it is adjacent to an existing residential neighborhood, including a new multifamily residential development across the street. Additionally, the site is accessible to neighborhood amenities, including an elementary school and restaurant and retail uses.

Table 6.5: Vacant and Underutilized Land in the North De Anza Boulevard District

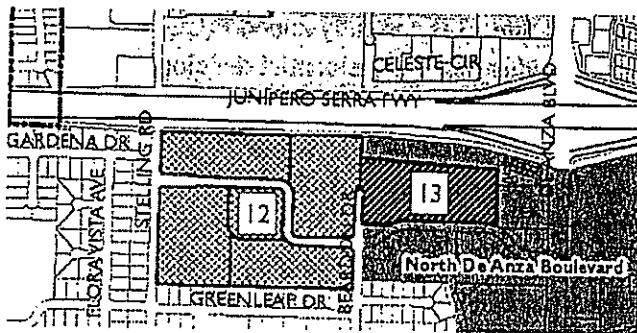
ID	APN	Site Address	Existing Use	Size (Acres)	Current	Proposed Rezoning			
					Max. Density (DUA)	Max. Density (DUA)	Max. Yield (Units)	Realistic Yield (Units) (a)	
13	326 10 046	20705 Valley Green Drive	Light Industrial	7.98	10	25	199	169	
Total Units								199	169

Notes:

(a) Realistic Capacity reduces the maximum capacity by 15 percent.

Sources: City of Cupertino, 2009; DataQuick Information Systems, 2009; DC&E, 2009; BAE, 2009

Figure 6.5: Potential Housing Sites in the North De Anza Boulevard District



Sources: City of Cupertino, 2009; BAE, 2009; DC&E, 2009

6.4. Zoning for Emergency Shelters and Transitional Housing

Emergency Shelters. State law requires Cupertino to permit emergency shelters without discretionary approvals in at least one zoning district in the City. Currently, the zoning ordinance allows for “rotating homeless shelters” in the Quasi Public Building (BQ) zone. Rotating homeless shelters are permitted within existing church structures in the BQ for up to 25 occupants. The operation period of rotating shelters cannot exceed two months in any one year span at a single location. However, Cupertino’s zoning ordinance does not permit or conditionally permit permanent homeless shelters in any zone. To comply with state law, Program 32 of this Housing Element commits the City to amend its zoning ordinance to allow emergency shelters by right in the BQ Quasi-Public zone.

The BQ zone is suitable to include permanent emergency shelters as a permitted use, particularly because it already allows for rotating emergency shelters. Other uses currently permitted in the BQ zone with a conditional use permit include religious, civic, and comparable organizations, public utility companies, lodges, country clubs, child care facilities, residential care facilities, congregate residences, hospitals, and vocational and specialized schools.

As discussed in the Needs Assessment, the *2007 Santa Clara County Homeless Survey* identified 53 homeless individuals/ on the streets and in emergency shelters, transitional housing, and domestic violence shelters in the city of Cupertino. The homeless facilities in Cupertino have a capacity to house 19 individuals. As a result, there is a need to accommodate at least 34 more homeless individuals in the City.

There are several underutilized parcels within the BQ zone that could accommodate a permanent