

## General Planning Application

### City of Cupertino

**Project Site Address:** 10145 N DeAnza Blvd., &  
10118-10122 Bandlely Drive, Cupertino CA 95014

**Project Name:** Marina Plaza

## Item 10. Project Description, Purposes and Objectives of the Project

*Revised 7/21/22, Revised 9/19/22*

### Summary

The project proposes to replace the existing Marina Plaza Retail Shopping Center (approx. 49,140 square feet of single level retail space) with a Mixed Use Residential/Retail development containing 206 for-sale residential condominium, and retail/restaurant space of approximately 41,589 square feet. The overall site is approximately 5.1 acres. The project is located at the northwest corner of the intersection of Stevens Creek Boulevard and North DeAnza Boulevard. The project is also bordered by Bandlely Drive on the west and Alves Drive on the north.

### Purposes and Objectives of the Project

- 1. Contributing to the City's policies and objectives for the Heart of the City Specific Plan Area by constructing an attractive, strategically urban mixed-use development.*
- 2. Retaining an equivalent amount of commercial space on site while also maximizing use of the site to also help the City meet its housing production goals.*
- 3. Contributing to the City's affordable housing stock by providing 36 Below Market Rate Units.*
- 4. Providing an attractive residential environment which includes ample green-space (plazas, landscape walks) and interesting art features that is unique in the area and focused around community involvement.*
- 5. Support growth strategies that reduce the overall amount of vehicle miles traveled and greenhouse gas emissions by placing higher density residential in proximity to local retail, and employment centers offering the local senior citizen population (empty nest) an alternative to owning large single-family homes while being able to remain living in the community.*
- 6. Provide a development that increases the focus on a pedestrian orientation which will enliven the streetscape and promote alternate mode travel.*
- 7. Construct a high-quality, high-density development that is marketable and produces a reasonable return on investment for the Project Sponsor and its investors and is able to attract investment capital and construction financing.*

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8. Provide local serving commercial/retail/restaurant opportunities that reflect the cultural identity of the community.

#### **Existing Conditions**

The proposed project would be located on a 5.1-acre site at 10145 De Anza Boulevard and 10118 to 10122 Bandley Drive. The project site is assigned Assessor's Parcel Numbers (APN) 326-34-066 (10118 to 10122 Bandley Drive), which is 4.3 acres in size; and 326-34-043 (10145 De Anza Boulevard,) which is 0.8 acres in size. The project site is currently developed with two single-story commercial buildings and associated surface parking.

The project site is within the Commercial/Office/Retail (C/O/R) General Plan land use designation. It is located in the Heart of the City Specific Plan and is zoned Planned Development with General Commercial and Residential (PDCG, Res]). The C/O/R land use designation includes mixed-use areas that are primarily made up of commercial and office uses. The PDCG, Res) zone includes a mix of General Commercial and Residential uses. The residential uses within the PDCG, Res) zone are intended to support commercial development.

#### **Surrounding Uses**

The overall subject property is located in a generally mixed commercial and residential areas of eastern Cupertino and is bordered by the frontage street Alves Drive to the north with an Aloft Hotel (10165 N DeAnza Blvd.) directly beyond; to the east by North DeAnza Boulevard with residential properties beyond to the northeast having 10141 and 10151 Parlett Place addresses, a church known as St. Josephs of Cupertino (10110, 10120 and 10130 N DeAnza Blvd) to the east and an office building (10020 North DeAnza Blvd.) to the southeast; an office building and parking (10001-10101 North DeAnza Blvd. ) to the south and a restaurant (10118 North DeAnza Blvd.) and grocery store (10123 North DeAnza Blvd.) to the west.

#### **Project Description**

The proposed project would involve demolishing two existing commercial buildings totaling approximately 49,140 square feet and redeveloping the project site with three mixed-use buildings, with 41,589 square-foot of commercial (condominium) uses and 206 condominium residential units.

The redevelopment envisions three (3) buildings spread throughout the project with pedestrian walkways and interesting landscape areas connecting the overall development.

Auto/Pedestrian entrances to the project will be on Stevens Creek, Bandley Drive and Alves streets. The Main Street promenade entrance from Alves will be orientated towards a pedestrian/bike friendly design with numerous crosswalks and raised pavement areas, much like what is seen in Santana Row today.

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The retail and restaurant spaces will be on the street level ground floor, with adjacent street level parking. Natural gas usage for the restaurant space would be limited to stoves/cooktop burners used traditionally for wok style cooking. All separate ovens, fryers, warmers, water heating, and space heating would be provided by electricity. Any natural gas cooking equipment would meet the highest level of Energy Star rating available at the time of purchase. Each of the three-buildings will have a center courtyard at street level for parking as well. The retail parking is planned to meet current code requirements with 269 spaces provided for the retail/restaurant space. The retail spaces as well as the residential spaces are planned as “For Sale” condo units.

The current plan is for a mix of residential units from 1 to 3 bedrooms units, some with a den, with an overall size average of approximately 1,350 square feet. The residential areas will total approximately 268,723 square feet with onsite parking provided for a total of 338 spaces.

The unit breakdown is

• 1 Bedroom units	9
• 2 Bedroom units	83
• 2 Bedroom units with Den	21
• 3 Bedroom units	70
• 3 Bedroom units with den	23
○ <b>TOTAL</b>	<b>206</b>

Twenty percent (20%) of the (Base allowed total - 179) For-sale units will be offered at Below Market Rate Pricing (divided between 50% of the units priced at Moderate Income and 50% of the units at Median Income limits).

Two of the buildings (Building A & C) are planned for a total of five stories (1 retail level and four residential levels) while Building B is planned for a total of four stories (1 retail level and three residential levels). The second level of each building (first level of residential) will have a center courtyard with greenery, seating and gathering areas, and general recreational areas. Two of the buildings will offer a roof deck garden with seating and open space. Building heights for Buildings A, B and C are 58'-8" feet, 43'-9" feet and 55 feet respectively. Each building shall include a photovoltaic solar system. The electricity generated by each system will be used to offset common area lighting and electrical needs which shall 1) reduce the costs of electricity borne by the condominium owners and 2) help to reduce the overall green-house gas emissions attributed to the project.