



## OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

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## ADMINISTRATIVE HEARING STAFF REPORT

Meeting Date: July 16, 2026

### Subject

Architectural and Site Approval for a facade renovation to the existing buildings within the Cupertino Village Shopping Center. (Application No(s): ASA-2024-010; Applicant: Cupertino Village, LP; Location: 10869 N.Wolfe Road; APN(s): 316-05-051, -052, -053.)

### Recommended Action

Staff recommends that the Hearing Officer, in accordance with the Draft Resolutions, (Attachment 1 and 2):

1. Find the actions exempt from CEQA and
2. Approve the Architectural and Site Approval, ASA-2024-010.

### Discussion

#### *Project Data:*

|                                   |                                                             |
|-----------------------------------|-------------------------------------------------------------|
| <b>General Plan Designation</b>   | Commercial/Residential – Very High Density                  |
| <b>General Plan Planning Area</b> | North Vallco Park Special Area                              |
| <b>Zoning Designation</b>         | P (CG, R4)                                                  |
| <b>Development Size</b>           | 10.5 acres (no change)                                      |
| <b>Project Consistency With:</b>  |                                                             |
| General Plan                      | Yes                                                         |
| Zoning                            | Yes                                                         |
| Environmental Assessment          | Categorically Exempt per Section 15301– Existing Facilities |

#### *Project location & Background*

Built in 1969, the Cupertino Village Shopping Center is located at the corner of E. Homestead Rd. and N. Wolfe Rd. and anchored by 99 Ranch Market. Currently, it is home to over 40 different businesses, including specialty retail stores, restaurants, and professional and financial services. Neighboring uses include existing apartments, single-family uses, a Church, some commercial buildings in the City of Sunnyvale and the Apple

Park Campus. The current site layout consists of seven buildings serving retail, restaurant, and service uses, with an approximate total area of 10.5 acres, and 144,214 square feet of retail space split between seven separate buildings. For the purposes of this project, the PAD buildings are designated A through G, as illustrated below.

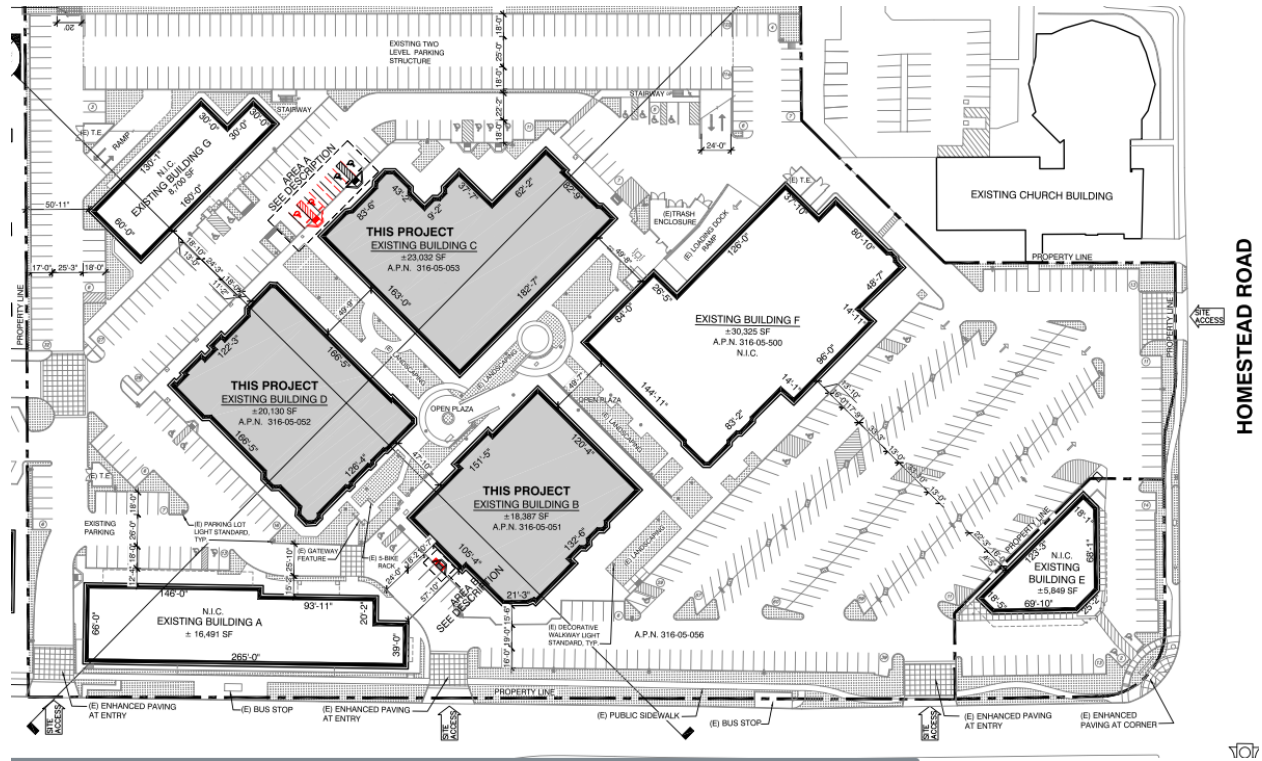


Figure 1 Cupertino Village Site Plan.

Buildings A and G were recently constructed and are not part of this application. Buildings E and F are existing structures that will remain unchanged and are not part of this application. Buildings B, C, and D (highlighted in grey in the Figure 1) are included in this application for a façade remodel only. Refer to Table 1 for details for each building.

Table 1: Project Building data.

| Building | Approx. Building Area | APN        | Parcel Area |
|----------|-----------------------|------------|-------------|
| B        | ±18,387 SF            | 316-05-051 | 0.68 acres  |
| C        | ±23,032 SF            | 316-05-053 | 0.85 acres  |
| D        | ±20,130 SF            | 316-05-052 | 0.73 acres  |

The subject property is zoned Planned Commercial/High Density Residential (P(CG/R4)) and is identified as a Housing Element Site (Sites 52-57)<sup>1</sup>.

### *Analysis*

#### *Architectural and Site Approval*

The façade upgrades primarily utilize the existing exterior building structures and propose minimal alterations to these elements. Shear walls, storefronts, and roof equipment will remain unchanged. The proposed improvements introduce new elements such as parapets, towers, canopies, and screening features while working within the existing structural framework.

These enhancements reflect a similar architectural style to that used on Buildings A and G, incorporating a contemporary design while complementing the existing “Town & Country” architectural style present on the buildings.

The new color palette and materials will align with the aesthetics of the two newer Buildings A and G, featuring light, earthy, and neutral tones for stucco, wood, and stone. Additional materials include standing seam metal roofing at existing canopies, new metal screening at canopy and roof areas, and the refacing or replacement of existing canopy columns. The City’s Architectural consultant, RRM reviewed a draft design and made the following comments:

- **Building B Roof Screen:** Explore alternative materials, lower heights, or deeper setbacks for the storm-damaged parapet screen to prevent a top-heavy look.
- **Screen Wall Relief:** Step back screen walls from the fascia on Buildings B, C, and D to allow for standing seam roofing and lower their heights if mechanical screening permits.
- **Canopy Heights:** Lower the metal canopies on Buildings B, C, and D to better balance new and existing structural elements.
- **Site Continuity:** Ensure the stone bases, metal canopies, and parapet caps on Buildings B, C, and D match the materials and contemporary style of the renovated Buildings A and G.

The applicant’s design team updated the elevations for Buildings B, C, and D in response to the feedback. To resolve the screening issues, they introduced aluminum slat screens on Building B to cleanly hide equipment and shifted all screen walls off the existing

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<sup>1</sup> The existing 99 Ranch commercial building (Building F) and a standalone commercial building (bank/Starbucks, Building E) are expected to be demolished and replaced with a new building with the 99 Ranch store on the first floor and apartments above at the northeast corner of the site. However, because only part of the site will be redeveloped and the current owner is managing the planned redevelopment, this is not considered a barrier to development.

fascia—using new standing seam roofs and reduced screening heights to minimize the top heavy look previously proposed. Finally, to ensure center-wide continuity, the architect added matching stone tile bases, stylized metal canopies, and parapet caps around the structural elements that had to remain fixed. While the proposal includes signage on the screens placed on the roof for this purpose, the City’s Municipal Code prohibits roof signs (Section 19.104.110)<sup>2</sup>. No signage is approved with this application, and any proposed signage must meet the requirements of Chapter 19.104.

With the revised façade design, pedestrians will experience improved walkability and a stronger sense of connection throughout the shopping center. The façades will feature greater articulation in height and wall projections, creating enhanced architectural interest.

The site layout, parking count, landscaping, grading, site lighting, and utilities will remain unchanged, with minimal modifications to a small portion of parking re-stripping and retrofit of two ADA ramps on buildings B and C to accommodate the new pilasters. No changes to existing building areas.

#### Environmental Review

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guideline Section 15301, which specifically includes the exterior alterations, and rehabilitating the facades while not expanding the existing use. However, the project must continue to comply with the applicable standard environmental protection requirements, adopted by the City pursuant to Chapter 17.04, which include but are not limited to, requiring adherence to dust control, nest protection, noise and vibration requirements, soil remediation requirements, preservation of paleontological and cultural resources, and stormwater requirements.

#### Other Department/Agency Review

The Building Division, Environmental Programs Division, Public Works Department and the Santa Clara County Fire Department have no objections to the project.

#### Public Noticing

A summary of noticing on the project is presented in the table below:

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<sup>2</sup> Roof signs are defined in the Municipal Code as signs installed between the lowest and highest points of the roof.

| Notice of Public Hearing, Site Notice & Legal Ad                                                                                                                                                                                                          | Agenda                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>▪ Site Signage (<i>14 days prior to the hearing</i>). Sign Posted: July 2, 2026</li><li>▪ Noticing to adjacent neighbors (<i>10 days prior to the hearing</i>):</li><li>▪ 51 Notices Mailed: July 3, 2026</li></ul> | <ul style="list-style-type: none"><li>▪ Posted on the City's official notice bulletin board (<i>one week prior to the hearing</i>)</li><li>▪ Posted on the City of Cupertino's Website</li></ul> |

### Public Comments

As of the publication of this staff report, no public comments have been received.

### Conclusion

Staff recommends approval of the Development Permit, Architectural and Site Approval permit, and Parking Exception, since the plans and conditions of approval address all concerns related to the proposed project. Additionally, all applicable findings for approval of the proposed project, consistent with chapter 19.168 of the Cupertino Municipal Code, may be made as indicated in draft Resolutions.

### Next Steps

The permit will be effective 14 calendar days from the date of the hearing. The decision of the Administrative Hearing Officer is final, unless appealed within 14 calendar days from the date of the hearing. The applicant team may apply for building and/or other permits with the City at the end of the appeal period.

This approval is valid until July 16, 2028. The applicant may apply for a one-time two-year extension before the approval expires.

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Prepared by:

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Reviewed and Approved for Submission by:

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### **ATTACHMENTS**

1. Draft Resolution ASA-2024-010
2. Project Plans (abridged due to limitations of state law pursuant to SB1214)