



PUBLIC WORKS DEPARTMENT

CITY HALL
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CITY COUNCIL STAFF REPORT

Meeting: June 17, 2025

Subject

Approval of a Final Map and the Subdivision Improvement Agreement for the 7-Unit Bianchi Way Development Project (Tract No. 10648; Applicant: Bianchi Way LLC; Location: 10070-10082 Bianchi Way; APN: 359-07-021)

Recommended Action

Adopt Resolution No. 25-XXX:

- 1) Approving the final map consisting of Tract No. 10648;
- 2) Accepting the street dedication and public easements as shown on the map; and
- 3) Authorizing the City Engineer to execute and record the Subdivision Improvement Agreement.

Background

The Bianchi Way Development Project is comprised of one existing parcel that will be subdivided into seven townhome-style condominium units. The project would demolish the existing residential buildings, construct two separate residential buildings (one 3-unit building and one 4-unit building), and widen and improve the Bianchi Way frontage with the installation of street improvements, including new curb, gutter, and sidewalk. On January 17, 2024, the City Council adopted Resolution No. 24-011 approving the Development Permit (DP-2023-001) and Resolution No. 24-013 approving the Tentative Map (TM-2023-001) for the Bianchi Way Development Project.

In November 2024, subsequent to planning approval, the applicant submitted the final map for review. Concurrently, the applicant submitted a demolition permit application for demolition of the existing residential buildings, and building permit applications for the onsite and offsite improvements. The applicant was issued a demolition permit in June 2025, and the demolition work will be completed prior to the recordation of the final map. The building permit applications have been approved and are ready to be issued following the recordation of the final map.

Reason for Recommendation and Available Options

Final Map

The proposed final map (Attachment B) includes a public street dedication in fee title and various public easements necessary to accommodate the approved use.

Based on staff's review, the final map is in substantial compliance with the approved tentative map and conforms to the requirements of the Subdivision Map Act and the Cupertino Municipal Code (CMC). Under the Subdivision Map Act and the Cupertino Municipal Code, approval of the final map is a ministerial act (CMC § 18.16.200(B); Gov. Code § 66458, 66474.1). Staff recommends that the City Council approve the final map.

Subdivision Improvement Agreement

The applicant has executed a Subdivision Improvement Agreement (SIA) (Attachment C) with the City. The SIA and the associated improvement plans include, as required by the conditions of approval to the Tentative Map, new curb, gutter, detached sidewalk, driveway apron, street trees, and various utility connections consistent with City standards, along the project's Bianchi Way property frontage.

Pursuant to the Cupertino Municipal Code, the SIA requires the applicant to construct these improvements and provide security for their completion. Upon completion, the City will review them for acceptance. The proposed SIA also sets out a schedule for the applicant's payment of various City fees and bonds. This schedule follows the deadlines set in the Cupertino Municipal Code. Staff therefore recommends that the City Council authorize the City Engineer to execute and record the SIA.

Sustainability Impact

No sustainability impact.

Fiscal Impact

As part of the Tentative Map approval, the project will be generating the following revenue: Parkland Dedication In-Lieu Fees (Fund 280) – \$84,000, Transportation Impact Fees (Fund 271) – \$12,645, Storm Drainage Fees (Fund 215) – \$3,915, and other various cost recovery permitting fees. A revenue budget adjustment is not required.

City Work Program (CWP) Item/Description

None

City Council Goal

Quality of Life, Housing

California Environmental Quality Act

No California Environmental Quality Act impact.

Prepared by: Jennifer Chu, Senior Civil Engineer

Reviewed by: Chad Mosley, Director of Public Works

Floy Andrews, City Attorney

Approved for Submission by: Tina Kapoor, Acting City Manager

Attachments:

A – Draft Resolution

B – Final Map

C – Subdivision Improvement Agreement