



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL
 10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
 TELEPHONE: (408) 777-3308
 CUPERTINO.GOV

PLANNING COMMISSION STAFF REPORT

Meeting: May 12, 2026

Subject

Consider a residential project with 27 three story townhomes, including 5 affordable units, with associated site improvements and condominium map, to replace a commercial office building on a 1.55-acre site. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): ASA-2025-016, TM-2025-008, & TR-2025-033; Applicant: SummerHill Homes, LLC; Location: 10268 Bandlely Drive; APNs: 326-33-097.)

Recommended Actions

Staff recommends that the Planning Commission adopt draft resolutions recommending that the City Council:

1. Find the project statutorily exempt from the California Environmental Quality Act (CEQA); and
2. Approve the following permits:
 - a. Architectural & Site Approval Permit (ASA-2025-016) (Attachment 1);
 - b. Tentative Final Map (TM-2025-008) (Attachment 2); and
 - c. Tree Removal Permit (TR-2025-033) (Attachment 3).

Discussion

Project Data

General Plan Land Use Designation	Office / Industrial / Commercial / Residential with a maximum residential density of 25 du/acre*	
Special Planning Area	N. De Anza Boulevard Conceptual Plan	
Zoning Designation	P(CG, ML, Res)*	
Lot Area	1.55 acres	
	Allowed/Required	Proposed
Maximum Density	Up to 25 units per acre*	17.41 units per acre

	Allowed/Required	Proposed
Height of Structures	Max. 45 feet measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.	41'-3"
Setbacks		
Front	20 feet from property line	8 feet from property line <i>(Waiver)</i>
Sides	First Floor – 10 feet from property line Upper Floors – 12 feet from property line	13-feet from property line
Rear	First Floor – 20 feet or 20% of the lot depth, whichever is greater. Main building may encroach as close as 10 feet to rear lot line if a usable rear-yard setback area of not less than twenty times the width of the lot is maintained. Upper Floors – 20 feet or 20% of the lot depth, whichever is greater.	12.5 - feet <i>(Waiver)</i>
Usable Open Space		
Private	60 square feet per unit and no dimension less than 6 feet	68 square feet per unit.
Project Consistency with:		
General Plan ¹	Consistent under SB330 & state density bonus law.	
Conceptual Plan ²	Consistent under state density bonus law. Density bonus waiver requested for landscape setback.	
Zoning	Consistent under SB330 and state density bonus law. Density bonus waivers requested for setbacks, parking standards, and landscaping.	
* Since the project utilizes the provisions of SB330 (as discussed later in the report) the development standards, regulations & fees applicable at the time of submitting a SB330 preliminary application apply.		

¹ The applicable General Plan can be found online at https://records.cupertino.org/WebLink/DocView.aspx?id=1019620&dbid=0&repo=CityofCupertino&_gl=1*gufighv*_ga*OTc5OTgwMjc4LjE3NDQ3Mzc0NDM.*_ga_NCY1KGMD5Y*cze3NDkwMDIwNzAkbyY2IGcxIHQxNzQ5MDAyMDgwIGo1MCRsMCRoMA.

² The applicable version of the N. De Anza Conceptual Plan can be found online at <https://www.cupertino.gov/Your-City/Departments/Community-Development/Planning/General-Plan/Land-Use-Plans#docaccess-2e6e8012b418820421094c4fbb1bec76a3a7e32aac0c0192cf32549d881c84c8>

Background

On July 15, 2025, the City received an SB330 pre-application to redevelop the property located at 10268 Bandley Drive. The project site is located within the North De Anza Special Area. The applicant subsequently submitted a formal project application for the proposal on November 3, 2025, within 180 days of the submission of the SB-330 pre-application, which granted it certain vesting rights under State law.

The 1.55 acre property is located mid-block on the eastern side of Bandley Drive between Mariani Avenue and Lazaneo Drive. The site is currently developed with a 20,381 square-foot single-story office building with surface parking. The office space is currently occupied by several office tenants.

The project site shares property lines with office uses to the north, south, east and west. Other surrounding uses include the Chinese Church in Christ across Bandley Drive. (See Figure 1). Nearby uses include multifamily four-plexes approximately 250 feet south of the property, commercial uses (Target) approximately 1,000 feet to the south, and, while not directly accessible, single family homes approximately 450 feet to the west.

The “P” zoning designation is detailed in Cupertino Municipal Code, Chapter 19.80, Planned Development Zones. The “P” zoning designation is intended to provide a means of guiding land development or redevelopment within the city that is uniquely suited for planned coordination of land uses and land development. Where residential development is proposed on properties in the Planned Development zoning district, and where the Specific Plan is silent, development must adhere to Multifamily (R-3) zoning regulations. Principally, the proposed project consists of 27 townhome-style condominiums. Since the project is 100%

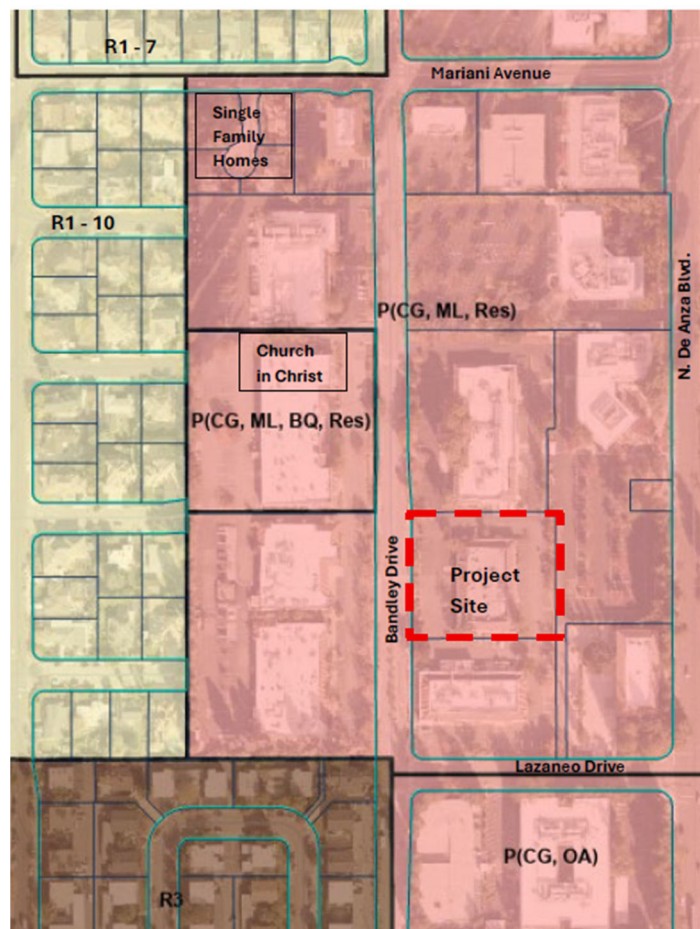


Figure 1 Vicinity map showing the project site and surrounding land uses and zoning. Most parcels within the pink areas are office use except for those specially identified.

residential, review of the project is limited by several applicable State laws, including the Housing Accountability Act, the Housing Crisis Act (SB330), and Density Bonus Law (Attachment 4).

While the first two State laws apply because the project meets the definition of a “housing development project,” State density bonus law applies because the project proposes to provide qualifying amounts of affordable housing. Twenty percent, or five (5)³ of the proposed 27 residential units, will be affordable to moderate- and median-income households, consistent with the City’s Below Market Rate (BMR) requirements, making the project eligible for all applicable benefits of State density bonus law. It is important to note that, while qualifying projects are allowed to increase their density and the total number of units proposed, an applicant may also elect to only utilize the available waivers, concessions, or the reduced parking standards, without providing additional density bonus units, as is the case with the proposed project. The project includes a request for one concession and four waivers from applicable standards of the General Plan, Zoning Code and N. De Anza Conceptual Plan. These requests are discussed later in this report.

Project Proposal

The project applicant, SummerHill Homes, is proposing a 27-unit townhome condominium development.

The project consists of three 6-plex and one 9-plex buildings (see Attachment 7: Site Plan and Renderings and Figure 2). The project is comprised of three-story buildings with units ranging in size (including garage space) from 2,120 square feet to 2,822 square feet.

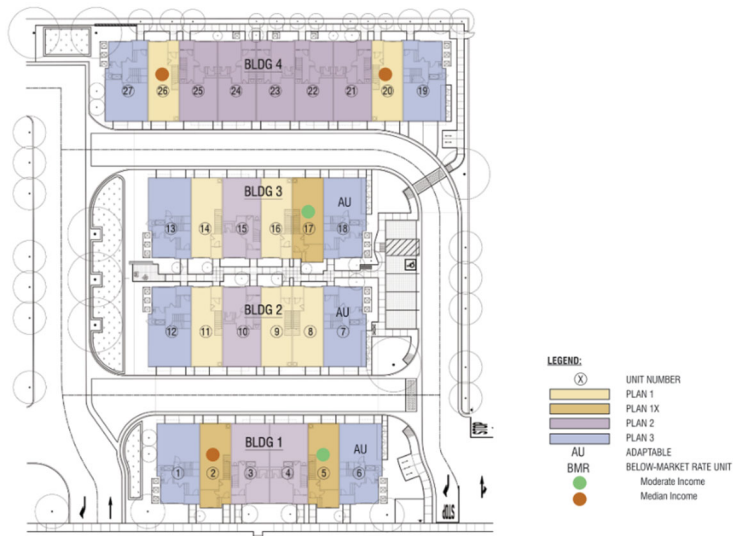


Figure 2: Site plan with unit plan types and location of BMR units.

Based on the scope of project, the City has required the following entitlements: Architectural and Site Approval, Tree Removal Permit and a Vesting Tentative Map.

³ The Project is required to provide 5.4 units (20% of 27 units). Pursuant to the City’s BMR program, 5 units will be provided on site, and 0.4 units will be paid in in-lieu fee.

Architecture and Site Design

SummerHill proposes to develop 27 townhome-style condominiums in four three-story buildings on the 1.55-acre site. The project continues to provide access to the site via two driveway curb cuts off Bandle Ave with a shared driveway with the property to the south, and maintains an ingress/egress driveway with the neighbor to the north.

Each townhome has a private ground-floor entry, three or four bedrooms, and an attached two-car garage. The project contemplates four different floor plans, with living space ranging between approximately 1,507 and 2,292 square feet. Covered porches on the first floor, as well as small decks on the 2nd floors will provide residents with private outdoor space.

The architectural style is a contemporary residential design which utilizes a high-contrast color palette paired with a mix of vertical siding and smooth-finish masonry. The elevations feature staggered building planes and recessed balconies that provide visual depth, while dark-trimmed windows add a modern aesthetic. This approach emphasizes a minimalist aesthetic through simple forms and a cohesive blend of neutral textures.

The landscape design for the project is designed to promote pedestrian circulation through a network of accessible pathways, connecting all residents to the public sidewalk on Bandle Drive, mailbox kiosk, bicycle racks and central amenity area. The central amenity area is proposed with an open-air gathering area complete with enhanced paving material, lounge seating and a seat wall for an extended conversation area. Evergreen and flowering deciduous trees are proposed for screening, shade and accent. Evergreen native and nonnative shrubs, succulents, groundcovers and grasses are proposed to provide a lush landscape while adhering to water conservation measures. Plant material is intended to complement the architecture, with a wide variety of flowering contextual plant massing. All water treatment areas will be proposed with a variety of appropriate water treatment shrubs and grasses. A condition of approval requires installation of a sound attenuating fence along the southern property line to address neighbor concerns (*see discussion in "Public Outreach/Comment" section of report.*)

Parking

The City's Municipal Code (Chapter 19.124) requires townhome projects to provide a minimum of 1 parking space per dwelling unit with no guest parking requirements.

Unit Type	Number of Units	Municipal Code	Provided
Townhome	27	27	54
Guest	-	-	5
Total	27	27	59

In this project, each unit will include two enclosed garage spaces (54 total spaces), with 5 additional spaces for guests, for a total of 59 spaces onsite, when only 27 are required per the municipal code.

Analysis

General Plan Compliance

The proposed project consists of a residential development consistent with the site's General Plan Land Use Designation of Office / Industrial / Commercial / Residential. The General Plan designation allows a maximum density of 25 dwelling units per acre, or 39 units for the 1.55-acre site. The General Plan does not require a minimum density. The 27 units proposed is below the maximum allowed by the General Plan and, the project is therefore, consistent with the density in effect when the SB330 Preliminary Application was submitted.

Staff has evaluated the project's consistency with the General Plan and concludes that based on the conformance with the General Plan Land Use designation for the site, the general alignment of design with General Plan requirements, notwithstanding the limitations of State law, and the absence of environmental impacts as analyzed in the Notice of Exemption memo (see Environmental Review section of this Staff Report), the proposed project supports several of the City's General Plan goals, as outlined below.

- **Policy LU-2.2: Pedestrian-Oriented Public Spaces.** Require developments to incorporate pedestrian-scaled elements along the street and within the development such as parks, plazas, active uses along the street, active uses, entries, outdoor dining & public art.
- **Policy LU-3.3: Building Design.** Ensure that building layouts and design are compatible with the surrounding environment and enhance the streetscape and pedestrian activity.
- **Strategy LU-3.3.10: Entrances.** In multi-family projects where residential uses may front on streets, require pedestrian-scaled elements such as entries, stoops and porches along the street.
- **Policy LU-27.2: Relationship to the Street.** Ensure that new development in and adjacent to neighborhoods improve the walkability of neighborhoods by providing inviting entries, stoops and porches along the street frontage, compatible building design and reducing visual impacts of garages.
- **Policy INF 2.4.2 Development.** Require undergrounding of all utility lines in new developments and highly encourage undergrounding in remodels or redevelopment of major projects.

- **Strategy HE-2.3.7: Density Bonus Ordinance.** The City will encourage use of density bonuses and incentives, as applicable, for housing developments which include:
 - At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate-income residents.

Tree Removal and Replacement

The project arborist report evaluated the 25 on-site trees and 5 off-site trees on neighboring properties adjacent to the property lines. The proposal includes the removal of all 25 protected development trees on the site due to conflict with construction. All five offsite development trees, including one native coast live oak, will be protected in place. The report and peer review concluded that the trees proposed for removal would be within the construction footprint and could not be preserved or otherwise adequately protected during construction. All 5 off-site trees are proposed to remain and will be protected in place. There are currently no street trees along the project frontage. The Public Works Department has conditioned the project to plant street trees.

The City’s requirements for tree replacement, consistent with Cupertino Municipal Code Section 14.18.160 (A), are as follows:

Diameter of Trunk of Removed Tree	# of Trees Proposed for Removal	Replacement Tree Size Required	Replacement Trees
12 inches or less	14	One 24" box tree	14 (24" box trees)
Greater than 12 inches and up to 18 inches	8	Two 24" box trees or One 36" box tree	16 (24" box trees)
Greater than 18 inches and up to 36 inches	2	Two 24" box trees or One 36" box tree	4 (24" box trees)
Over 36 inches	1	One 36" box tree	1 (36" box trees)
Total: 34 (24" box trees) or 35 (24" and 36" box tree mix)			

The applicant proposes to replace the 25 removed trees with 35 trees of various species, on-site. Replacement trees will be a mix of 24-inch and 36-inch box in size, with a minimum of one 36" box tree, consistent with Municipal Code tree replacement requirements.⁴ All new development trees and landscaping planted on-site will be considered protected, and a condition of approval has been included to require that an

⁴ In total, the landscape plans currently indicate that a total of 55 trees will be planted onsite, with 52 24-inch box and three 36-inch box.

agreement be executed to ensure the ongoing preservation, maintenance, and protection of the new trees and landscaping by future property owners.

Vesting Tentative Map

The application for the Vesting Tentative Map (VTM) proposes to subdivide the existing lot to create a condominium subdivision. The map proposes 27 condominium (air-space) parcels for the proposed townhome units with additional roadway and open space parcels to support the development. The approval of a vesting tentative map confers a vested right to proceed with development in substantial compliance with the City's ordinances, policies, and standards in effect at the date the City determined the application was complete.

Park Land Dedication

Under Cupertino Municipal Code Section 13.08.050(A), residential developments must provide park land on site and/or pay an in-lieu fee for the required park land dedication. However, state and local regulation provide that developments under 50 units are not subject to parkland dedication requirements but must pay an in-lieu fee. Since the development involves the development of 27 townhomes, it is subject to payment of an in-lieu of parkland dedication fee. Furthermore, the City's Housing Element and BMR Mitigation Manual waives payment of parkland in-lieu fees for deed-restricted affordable units. Therefore, the project is required to pay an in-lieu of fee for only the 22 proposed market rate units, or \$1,320,000.⁵

Density Bonus

The project includes five below-market rate (BMR) units, or 19% of the total number of units proposed under state Density Bonus Law⁶. In compliance with the City's BMR Housing Program, three of the five affordable units will be for sale to median-income households (80-100% of Area Median Income) and the remaining two will be for sale to moderate-income households (100-120% of Area Median Income). A condition of approval has been included to ensure recordation of a regulatory agreement with the City, prior to certificates of occupancy, requiring the designated BMR units to be for-sale to households at the specified income levels for a 99-year term.

Density Bonus and Waiver Requests

The project is eligible for Density Bonus waivers and concessions consistent with the City of Cupertino Municipal Code Chapter (CMC) 19.56 *Density Bonus* and State Density Bonus Law. The project includes requests for 4 waivers.

⁵ Due to the SB330 nature of the project, the Park Fees payable are those in effect as of July 2025.

⁶ See Footnote 3.

Section 19.56.070 of the City's Density Bonus Ordinance ("Findings") requires that, before approving an application which includes a request for a density bonus, waivers, or reduction in parking standards, the decision-making body must determine that the proposal is consistent with State Density Bonus Law by making the following findings⁷, as applicable:

1. That the housing development is eligible for the density bonus being requested as well as any incentives or concessions, waivers or reductions in parking standards that are requested.
2. That the development standard(s) for which the waiver(s) are requested would have the effect of physically precluding the construction of the housing development with the density bonus and incentives or concessions permitted, if a waiver was not requested.

The City may not deny a waiver of a development standard that would physically preclude the construction of the project *as it is designed*, unless it is found that the waiver or reduction would have a specific, adverse impact upon health or safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, or would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

Waivers Requested

As a density bonus project, the applicant may submit proposals for an unlimited number of waivers, or reduction of development standards, that would have the effect of physically precluding the construction of the project as proposed/designed (Government Code Section 65915(e)). As previously noted, a city may not deny a proposed project based on the theory that another project, with a similar number of units, might be designed differently and accommodated without waivers of development standards. The project requires 4 waivers⁸ as follows:

1. Front Setback (CMC Table 19.36.070 (C)(1))

Table 19.36.070 of the Cupertino Municipal Code requires a minimum setback of 20 feet on the front. The following table indicates the required and proposed front setback for the project.

⁷ Government Code Section 65915 (d)(4): The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

⁸ The applicant had asked for waivers for side setbacks, as well as garage size reductions. However, the side setbacks as proposed are conforming to the R3 development standards while the proposed garages exceed the single car garage requirements for townhome developments. Therefore no waivers are required to address those development standards.

Building	Required Front Setback	Proposed Front Setback
1	20' from property line	8' from Bldg. to edge of curb

The applicant states that imposing the front setback requirements would result in the elimination of units, reduced floor areas of units, or a substantial change to the design of the buildings, which is not consistent with the project as proposed.

2. Rear Setback (CMC Table 19.36.070 (C)(3))

Table 19.36.070 of the Cupertino Municipal Code requires that developments have a minimum rear setback of 20 feet or 20% of the lot depth, whichever is greater. The following table indicates the required and proposed setback for the building for which waivers are requested:

Building	Required Rear Setback	Proposed Rear Setback
4	34' ⁹ from property line	12'6" from property line

The applicant states that imposing the rear setback requirement would result in the elimination of units, reduced floor areas of units, or a substantial change to the design of the buildings, which is not consistent with the project as proposed by the applicant.

3. Landscape Planter (CMC Table 19.124.040 (N)(3) and (7))

The Municipal Code requires a three-foot-wide Landscape Planter Strip along the length of the parking area. The guest parking spaces will be surrounded by an access pedestrian path for motorists of the parked vehicles. The applicant states that it is not possible to comply with this requirement without eliminating units, reducing floor area or changing the height and design of the buildings.

4. Landscape Setback and Area (N. De Anza Conceptual Plan)

The N. De Anza Conceptual Plan¹⁰ requires a landscape area of 25 times the lineal street frontage measured from the curb, with an average setback of 25 feet. As designed, the proposal provides a front setback of 8 feet and the project does not meet this requirement. The applicant states that it is not possible to comply with this requirement without eliminating units, reducing floor area or substantially changing the design of the project.

⁹ This is based on 20% lot depth at 170-feet.

¹⁰ N. De Anza Conceptual Plan is available online here: <https://www.cupertino.gov/Your-City/Departments/Community-Development/Planning/General-Plan/Land-Use-Plans#docaccess-2e6e8012b418820421094c4fbb1bec76a3a7e32aac0c0192cf32549d881c84c8>. Section 2.6 which amended Section 2.7.2 of Appendix B of Ordinance 723 and Ordinance 767

Concession Requested

As a density bonus project with at least 10% of units¹¹ reserved for sale to moderate-income households¹², the applicant may request one density bonus concession. Concessions allow an applicant to deviate from development regulations when such regulations have the potential to make the project economically infeasible to build. The applicant has requested one concession as follows:

1. General Plan Policy LU-21.2: Land Use: This General Plan policy requires the North De Anza Special Area to be primarily office, and research and development uses supplemented with limited commercial and residential uses. As a 100% residential development, the proposed project does not comply with Policy LU-21.2: Land Use. The applicant states that incorporating office, research and development space, or other commercial space on the project site as part of the project would not be the most economically viable use of the property and that eliminating this requirement for non-residential uses would result in identifiable and actual cost reductions to provide affordable housing.

Compliance with BMR Unit Comparability & Dispersion Requirements

The BMR Manual requires that BMR Units:

- Shall be comparable to market-rate units in terms of unit type, number of bedrooms per unit, quality of exterior appearance and overall quality of construction.
- Size should be generally representative of the unit sizes within the market-rate portion of residential project.
- Interior features and finishes in affordable units shall be durable, of good quality and consistent with contemporary standards for new housing.

The following table demonstrates the proposed units within the development buildings by income level, type, and size:

¹¹ The project is providing 19% affordable while paying an in-lieu payment for the .4 units for purposes of our BMR manual. Under Density Bonus Law, providing only 10% moderate income units allows a developer 1 concession.

¹² The project proposes a mix of moderate- and median-income units, as required by the City's BMR standards. State law does not specify allowances for median-income units, however, median-income units have a higher income restriction than moderate-income units and are therefore counted towards the moderate-income unit total for the purposes of concession allowances.

	Number of Units	Number of Bedrooms	Average Unit Size
BMR Units	2	3	1,507 square feet
Townhouse Units	3	4	1,676 square feet
Market-Rate Townhouse Units	7	3	1,507 square feet
	3	4	1,676 square feet
	9	4	2,152 square feet
	8	4	2,292 square feet

As required by the City’s Below Market Rate (BMR) Housing Program, 5 of the proposed units will be affordable housing units for sale to median- and moderate-income households¹³. Consistent with BMR Manual Section 2.3.4, the affordable units would be dispersed through all four townhouse buildings (see Figure 2) and comparable throughout the Project including three-bedroom and four-bedroom units.

Additionally, there is no indication on the plans that the exterior finishes of the BMR units will be any different from the market rate units. As such, it is expected that they will be of the same quality; however, as allowed in the BMR manual, the affordable units may have different interior finishes.

Other Department/Agency Review

The City’s Building Division, Public Works Department, Environmental Services Division, Sheriff’s Department, Cupertino Sanitary District, and the Santa Clara County Fire Department have reviewed and conditioned the project.

Environmental Review

California Environmental Quality Act (CEQA)

The applicant requested that the development be reviewed in accordance with Assembly Bill (AB) 130, signed into law on June 30, 2025, and codified in Public Resources Code (PRC) Section 21080.66. This law exempts qualifying infill housing development from CEQA review, creating a new statutory exemption. This exemption applies to any required permits, entitlements, or other discretionary approvals for a broad range of housing types. The attached CEQA Exemption Memorandum (Attachment 5) demonstrates that the proposed project meets the requirements of PRC Section 21080.66 and is organized as follows:

¹³ Due to limitations of Government Code § 65103.5, the distribution of copyrighted material associated with the review of development projects is limited. Plans have been emailed under separate cover to allow the Commissioners to review the proposed plans. Commissioners and Councilmembers cannot share plans with outside parties, including community members. The public is able to make an appointment with the Planning Division to view these plans at City Hall.

- **Infill Criteria.** Describes the project’s consistency with the allowed housing development type defined in PRC Section 21080.66(a), subdivisions (1) through (5) and (8).
- **Environmental Criteria.** Describes the project’s consistency with the individual environmental requirements pursuant to PRC Section 21080.66(a), subdivisions (6) and (7).
- **Tribal Cultural Resources.** Outlines the project’s consistency with the tribal notification and outreach requirements pursuant to PRC Section 21080.66(b).
- **Hazardous Materials.** Outlines the project’s consistency with the requirements for the identification and treatment of hazardous materials pursuant to PRC Section 21080.66(c).
- **Other Requirements.** Outlines the project’s consistency with the Labor Code requirements and eligibility of a housing development project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to PRC Sections 21080.66(d) and (e), respectively.

As analyzed in Section 3.2 of the attached CEQA Exemption Memorandum, the proposed project meets the criteria for statutory exemption under Public Resources Code Section 21080.66. Accordingly, this document finds that filing of a Notice of Exemption is appropriate for the proposed project pursuant to CEQA Guidelines Section 15062.

Public Outreach and Noticing

The following table is a summary of the noticing done for this project:

Notice of Public Hearing, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none"> ▪ Site Signage (<i>14 days prior to the hearing</i>) ▪ Legal ad placed in newspaper (<i>at least 10 days prior to the hearing</i>) ▪ Public hearing notices were mailed to property owners within a specified area around the project site which exceeds the minimum 300-foot radius (<i>10 days prior to the hearing</i>) 	<ul style="list-style-type: none"> ▪ Posted on the City’s official notice bulletin board (<i>five days prior to the hearing</i>) ▪ Posted on the City of Cupertino’s website (<i>five days prior to the hearing</i>)

The applicant completed community outreach to residents and property owners on March 20, 2025.

Public Comment

At the time this staff report was published, two written comments have been received from the public (Attachment 6). However, through the application process, staff has been contacted by a neighboring larger tenant. While this tenant/neighbor recognizes that

residential uses are permitted at this site, they have expressed continued concerns that existing non-residential operations (i.e. deliveries, employee traffic) could impact future residents at the site. Conditions of approval (Condition no.s 11 and 17) have been added and amended to address these concerns by adding a stipulation in the CC&Rs to include a “Notice of Neighboring Uses” and requiring the installation of a sound attenuating fence along the southern property line.

Conclusion

Staff recommends approval of the project, as proposed, because the project and its conditions of approval support the findings for approval of the proposed project, consistent with Chapters 14.18, 18.28, 19.56, and 19.168 of the Cupertino Municipal Code. With respect to the requested Density Bonus concessions and waivers, evidence in the record demonstrates that the project meets the standards for granting the concessions and waivers under the State Density Bonus Law.

Next Steps

The Planning Commission’s recommendation will be forwarded to the City Council for its decision on the project. The City Council’s decision will be final unless reconsidered by the Council within 10 days of their decision. If the project is approved, the applicant may apply for building permits at that time.

Prepared by: Gian Paolo Martire, Senior Planner

Reviewed by: Piu Ghosh, Planning Manager

Approved by: Luke Connolly, Assistant Director of Community Development

ATTACHMENTS:

- 1 – Draft Resolution for ASA-2025-016
- 2 – Draft Resolution for TM-2025-008
- 3 -- Draft Resolution for TR-2025-033
- 4 – Summary of Relevant State Law
- 5 – CEQA Exemption Memorandum
- 6 - Public Comment
- 7 – Project Site Plan and Renderings