

PC 11-12-2025

Item No. 2
Idlewild
Shopping
Center/United
Furniture Site

Presentations

Idlewild Shopping Center/United Furniture Site

DP-2024-004, TM-2024-005
ASA-2024-008 & U-2025-004

10075 E. Estates & 19610 Stevens Creek Blvd.



**CITY OF
CUPERTINO**

Subject

- Consideration of a new residential development project consisting of 55-townhomecondominium units and 10 ADUs, housed within ten three-story buildings, on three contiguous parcels, totaling 2.72-acres, located on the south side of Stevens Creek Boulevard at the present location of the Idlewild Shopping Center/United Furniture.
- Applicant: Nick Kosla (Toll Brothers)

Background – Idlewild Shopping Center

- 2.68-acre site built out in 1960.
- United Furniture anchor tenant.
- Within the Heart of the City Specific Plan



Background - Applications

- Site Zoned for in July 2024 as a HE Site (65 – 80 DU/acre).
- SB330 application in February 2024, locking in lower density (25 DU/acre) and other objective standards.
- July 31, 2024, Development Application was submitted.

Application Request – Building 1 Modification

- 55-unit townhome project
 - 10 ADUs
 - 11 BMR
 - 6 Median Income (100-120% AMI)
 - 5 Moderate Income (80-100% AMI)
- Resulting density is 20.52 DU/acre
- 10 three-story buildings ranging from 2,020 – 2,567 square feet
- Qualify for Density Bonus



Analysis – Density Bonus - Waivers

- Side Setbacks – Western Side
 - Required – 20'-8"
 - Proposed – 10' (Building Face)
- Rear Setback – Richwood Drive
 - Required – 62'-2"
 - Proposed – 9' (Building Face)
- Building Form – Terracing adjacent to Single Family
 - Not terracing to the required 1.5:1 setback to height ratio.
- Lot Coverage
 - Required – 40%
 - Proposed – 43%
- Elimination of Retail Requirement
- Design Standards for Common Landscape and Open Space

Analysis – Density Bonus Parking Reduction

- Density Bonus Law allows qualifying projects to provide parking at a ratio of 1 parking space per studio to one-bedroom unit; 1.5 parking spaces per two- or three-bedroom unit; and 2.5 parking spaces per four- or more-bedroom unit.
- Required is 118 spaces.
- Providing 2 enclosed per unit, and 9 additional spaces unenclosed, or 119 spaces.

Design



Environmental Review

- A Categorical Exemption memorandum and a Notice of Exemption has been prepared to demonstrate compliance with the California Environmental Quality Act (CEQA)
- The project scope falls within the Class 32 CEQA Exemption pursuant to CEQA Guideline Sections 15332 (Infill Development Projects) and it has been determined that the project will not result in any significant effects on the environment.
- The project will be conditioned to comply with the Environmental Standards adopted by the City pursuant to Chapter 17.04 of the Municipal Code.

Modified Condition 7 – DP-2024-004

Environmental Remediation and Ongoing Monitoring

Prior to the issuance of any building permits for residential construction on the project site, the applicant shall obtain written clearance from the **Santa Clara County Department of Environmental Health (SCCDEH)**, confirming that the site has been adequately investigated and remediated for contamination associated with the former dry-cleaning operations. The clearance documentation shall verify that all recognized environmental conditions have been addressed and that contaminant concentrations meet applicable **residential cleanup standards** established under State of California regulatory guidance for unrestricted residential use OR submit a long-term mitigation and monitoring plan approved by SCCDEH to the City of Cupertino Community Development Department as described below. ~~The applicant shall submit copies of the final “No Further Action” letter, Remedial Action Completion Report, or equivalent documentation issued by SCCDEH to the City of Cupertino Community Development Department prior to issuance of any grading or building permits.~~

If the SCCDEH...

Recommended Action

That the Planning Commission adopt the proposed draft resolutions to recommend City Council:

1. Find the project exempt from the California Environmental Quality Act (CEQA) and
2. Approve the following permits:
 - a. Development Permit (DP-2024-004)
 - b. Use Permit (U-2025-004)
 - c. Architectural & Site Approval Permit (ASA-2024-008)
 - d. Tentative Final Map (TM-2024-005)



Next Step

The Planning Commission's recommendation will be forwarded to the City Council (December 16) 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.



Idlewild Shopping Center

10065-10075 E. Estates Drive, Cupertino, CA

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AMERICA'S LUXURY HOME BUILDER®

1967

Founded

24

States

60+

Markets

NYSE:
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Publicly Traded on New York
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11x

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2x National Builder of the
Year—Professional Builder
Magazine

National Builder of the
Year—Builder Magazine

Toll Brothers is an award-winning Fortune 500 company and the nation's leading builder of luxury homes. Founded in 1967, the company embraces an unwavering commitment to quality and customer service.

Toll Brothers has been one of Fortune Magazine's World's Most Admired Companies™ for 11+ years in a row, has been named National Builder of the Year by Builder Magazine, and is the first two-time recipient of Builder of the Year from Professional Builder Magazine.

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AMERICA'S LUXURY HOME BUILDER®



5 DIAMOND CANYON

5 DIAMOND CANYON
1500 Lund Ranch Rd
Pleasanton, CA 94566
925-744-5777
5 bedrooms | 5.5 bathrooms
4,000-4,500 sq. ft. | 3-car garage
Priced from \$3.3 million

6 EMERSON PARK AT METRO CROSSING

1751 Circuit Common Unit #401
Fremont, CA 94539
510-490-1063
2-3 bedrooms | 2-3 bathrooms
1,700-2,800 sq. ft. | 2-car garage
Priced from \$1.2 million

7 MANZANITA PARK

Coming Soon
Tilton Ave & Monterey Hwy
Morgan Hill, CA
844-790-5263
2-4 bedrooms | 2-3.5 bathrooms
1,350-2,400 sq. ft. | 2-car garage

8 BORELLO RANCH ESTATES

B BORELLO RANCH ESTATES
2100 Via Sebastian
Morgan Hill, CA 95037
669-253-2323
4-5 bedrooms | 4.5-5.5 bathrooms
3,500-6,000 sq. ft. | 3-4-car garage
Priced from \$2.8 million

9 PARKSIDE WEST

Coming Soon
675 Trade Zone Blvd
Milpitas, CA 95035
844-790-5263
2-4 bedrooms | 2.5-3.5 bathrooms
1,250-2,200 sq. ft. | 2-car garage

10 TERRACES AT THE STATION

1155 Aster Ave
Sunnyvale, CA 94086
669-310-2500
2-4 bedrooms | 2.5-4 bathrooms
1,600-2,400 sq. ft. | 2-car garage
Priced from \$1.5 million

10 VANTAGE AT THE STATION

308 Torrey Pine Terrace
Sunnyvale, CA 94086
669-310-2500
1-3 bedrooms | 1-2 bathrooms
976-1,964 sq. ft.
1-2 designated parking spaces
Priced from the low \$900,000s

**11 TWIN OAKS
GROVE COLLECTION**

2000 Mateo Miller Cir
San Ramon, CA 94583
925-951-5200
2-4 bedrooms | 2.5-3.5 bathrooms
1,354-2,764 sq. ft. | 2-car garage
Priced from the \$900,00s

12 REGENCY AT TRACY LAKES

1650 Aloha Ct
Tracy, CA 95377
209-816-8655
2-3 bedrooms | 2-3 bathrooms
1,500-2,700 sq. ft. | 2-3 car garage
Priced from the mid \$600,000s

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



HEART OF THE CITY SPECIFIC PLAN STREETSCAPE LANDSCAPE IMPROVEMENTS:

- TRANSLATED DOUBLE ROW OF 54" BOX FRAXINUS AMERICANA 'AUTUMN PURPLE' 20 35'-0" O.C. - REFER TO PROPOSED PLANT PALETTE SHEET L.4.1
- 12'-0" WIDE PARKWAY STRIP WITH GREVILLEA LAMBERTIA 'COASTAL GRASS' - REFER TO PROPOSED PLANT PALETTE SHEET L.4.1
- 6'-0" WIDE RIBBON SIDEWALK
- MIX OF FLOWERING GROUNDCOVER, LOW-GROWING AND EVERGREEN SHRUBS, AND PERENNIALS BE TOWN BACK OF WALK AND BUILDING FACE - REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

TYPICAL PLANTING AREA WITH DROUGHT-TOLERANT FOUNDATION SHRUBS, PERENNIALS, AND GROUNDCOVER. REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

CENTRAL AMENITY SPACE ENLARGEMENT AND PLANTING PLAN. REFER TO SHEETS L.2.1 AND L.3.1

4'-0" WIDE CONCRETE PATH

LOW-LIGHT DECIDUOUS TREE. REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

PROPOSED 6'-0" HIGH VERTICAL WOOD FENCE. REFER TO DETAIL/WAIVE 1 SHEET L.3.2

EXISTING TREES TO REMAIN. TYPICAL SYMBOL. REFER TO EXISTING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L.3.1

EXISTING WALL TO REMAIN

PROPOSED 6'-0" HIGH GARDEN FENCE. REFER TO DETAIL/WAIVE 2 SHEET L.3.2

EVERGREEN TREE. REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

DECIDUOUS TREE. REFER TO PROPOSED PLANT PALETTE SHEET L.4.1



UTILITY LEGEND

- STORM DRAIN LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- STORM DRAIN MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- STORM DRAIN CATCH BASIN - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- SANITARY SEWER LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- SANITARY SEWER MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- FIRE HYDRANT - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- SILVA CELLS - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- EXISTING STORM DRAIN LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- EXISTING STORM DRAIN MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- EXISTING STORM DRAIN CATCH BASIN - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- EXISTING SANITARY SEWER LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- EXISTING SANITARY SEWER MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

EVERGREEN TREES AT BUILDING END. REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

4'-0" WIDE CONCRETE ENTRY WALK (TYPICAL)

PROPOSED ENTRY MONUMENT LOCATION

STAMPED COLORED ASPHALT

AIR CONDENSOR SCREEN. REFER TO DETAIL/WAIVE 3 SHEET L.3.2

EXISTING SIDEWALK



NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A07 for all site summary info.
3. Refer to color scheme sheet A47 for building color scheme info. One scheme will be applied across the whole project.
4. Refer to Landscape sheets for landscape design, dimensions and detailed information.

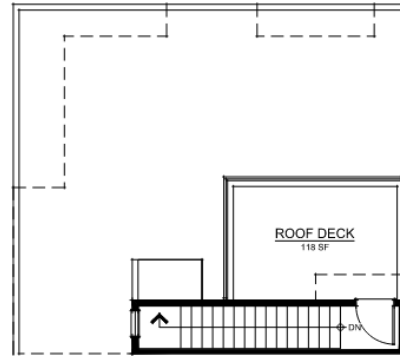
SITE KEY:

#	UNIT NUMBER
---	PROPERTY LINE
Light Yellow	UNIT 1A
Light Orange	UNIT 1B
Orange	UNIT 2
Blue Dashed Border	UNIT 2 ADU
Light Green	UNIT 3
Light Blue	UNIT 4
*	ADAPTABLE UNIT (6 TOTAL)
Red Circle with #	BELOW-MARKET RATE UNIT (11 TOTAL)

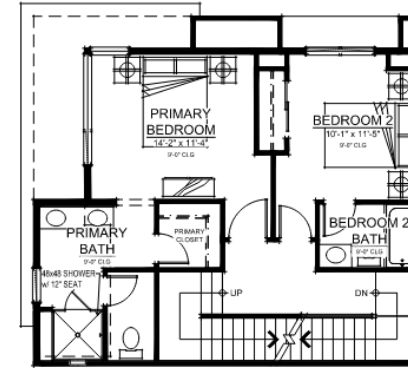
NOTE: BMR LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.



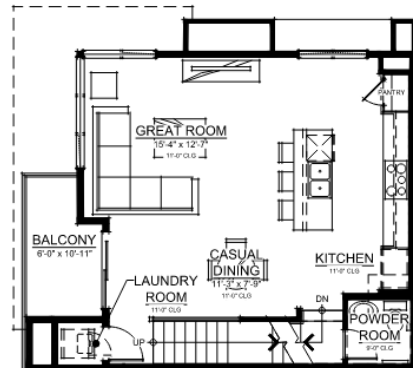
Unit 1



ROOF DECK PLAN

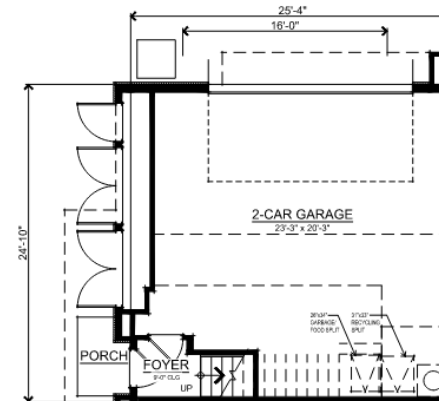


THIRD FLOOR PLAN



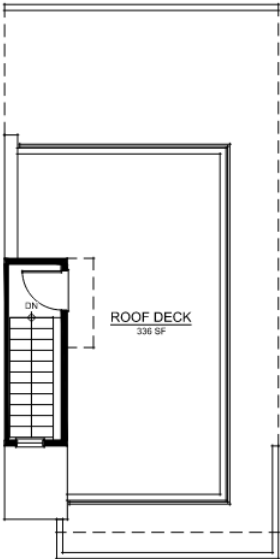
SECOND FLOOR PLAN

UNIT 1B SQUARE FOOTAGES	
FIRST FLOOR	46 SQ. FT.
SECOND FLOOR	682 SQ. FT.
THIRD FLOOR	710 SQ. FT.
FOURTH FLOOR	84 SQ. FT.
TOTAL LIVING	1472 SQ. FT.
2-CAR GARAGE	557 SQ. FT.
PORCH	24 SQ. FT.
BALCONY	58 SQ. FT.

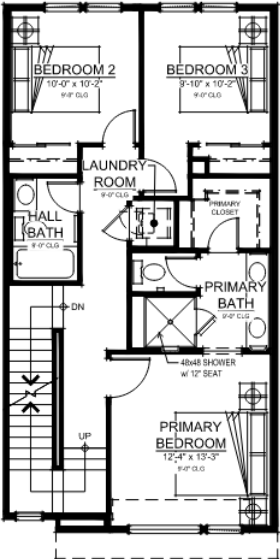


FIRST FLOOR PLAN

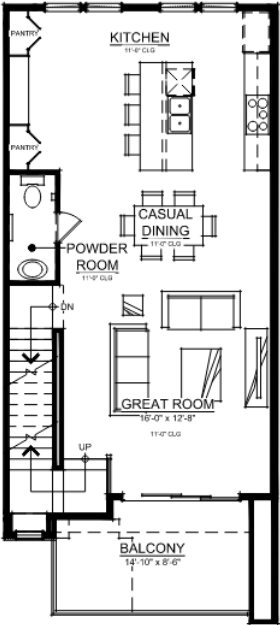
Unit 2 ADU



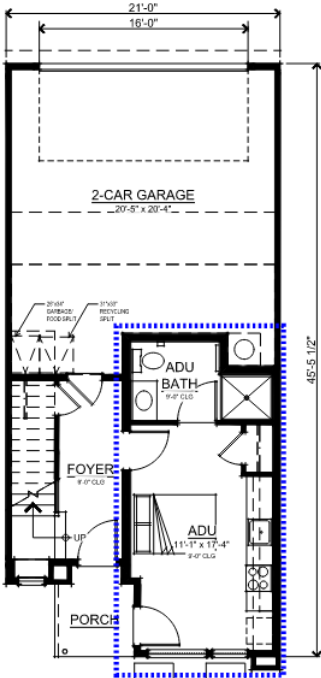
ROOF DECK PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

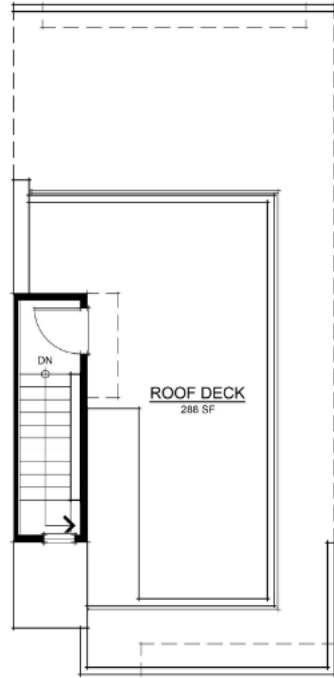


FIRST FLOOR PLAN

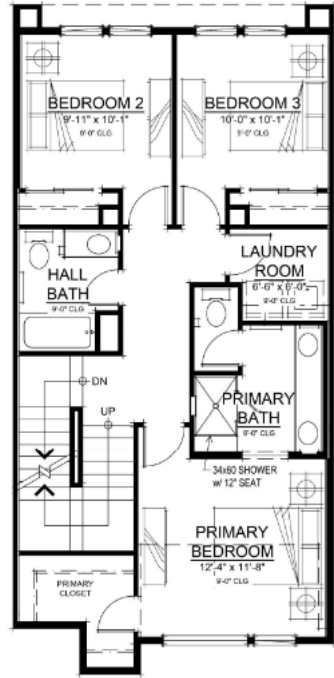
UNIT 2 ADU SQUARE FOOTAGES	
FIRST FLOOR ADU	278 SQ. FT.
FIRST FLOOR PRIMARY UNIT	135 SQ. FT.
SECOND FLOOR	810 SQ. FT.
THIRD FLOOR	842 SQ. FT.
FOURTH FLOOR	28 SQ. FT.
TOTAL LIVING	2093 SQ. FT.
2-CAR GARAGE	474 SQ. FT.
PORCH	39 SQ. FT.
BALCONY	120 SQ. FT.



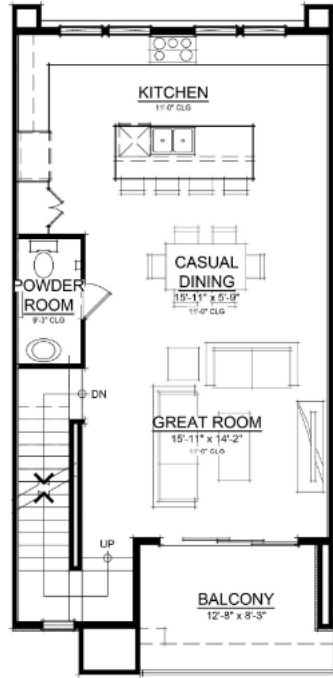
Unit 3



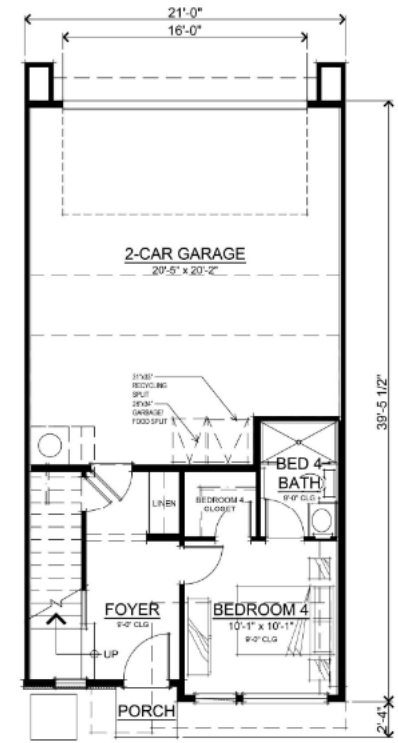
ROOF DECK PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

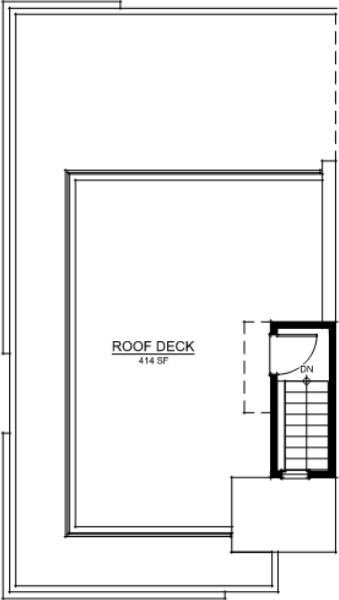


FIRST FLOOR PLAN

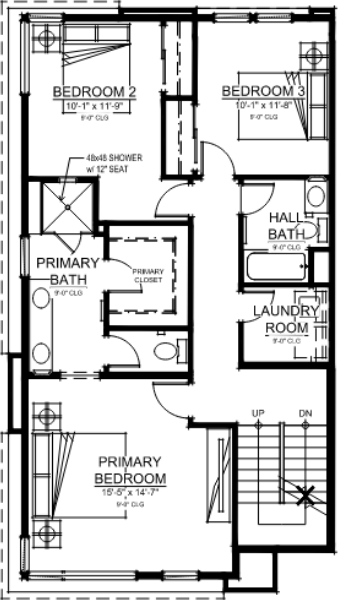
UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	337 SQ. FT.
SECOND FLOOR	759 SQ. FT.
THIRD FLOOR	653 SQ. FT.
FOURTH FLOOR	38 SQ. FT.
TOTAL LIVING	1987 SQ. FT.
2-CAR GARAGE	481 SQ. FT.
PORCH	13 SQ. FT.
BALCONY	104 SQ. FT.



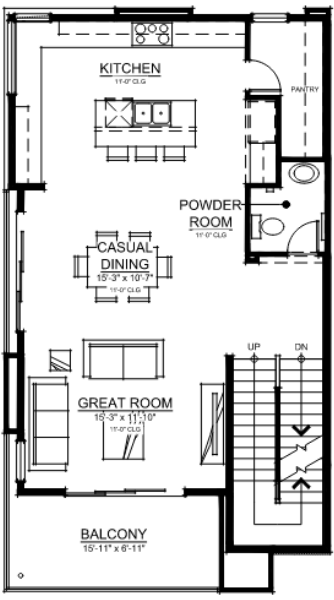
Unit 4



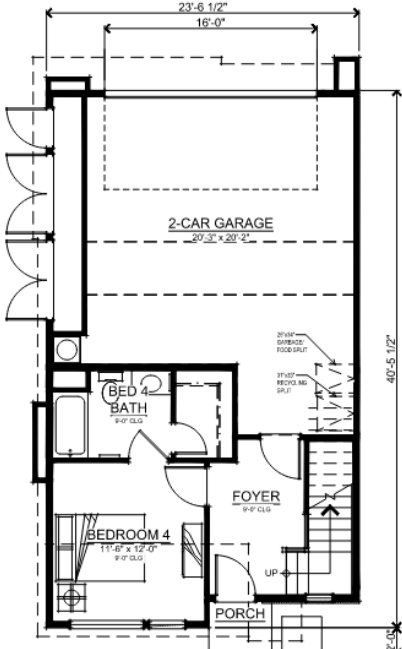
ROOF DECK PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 4 SQUARE FOOTAGES	
FIRST FLOOR	395 SQ. FT.
SECOND FLOOR	894 SQ. FT.
THIRD FLOOR	985 SQ. FT.
FOURTH FLOOR	21 SQ. FT.
TOTAL LIVING	2295 SQ. FT.
2-CAR GARAGE	485 SQ. FT.
PORCH	19 SQ. FT.
BALCONY	111 SQ. FT.



UNTREATED GLAZING: 0 S.F. (0.0%)
FACADE AREA: 2554 S.F.

REAR ELEVATION



UNTREATED GLAZING: 69 S.F. (4.2%)
FACADE AREA: 1636 S.F.

RIGHT ELEVATION



UNTREATED GLAZING: 69 S.F. (4.2%)
FACADE AREA: 1636 S.F.

LEFT ELEVATION

- ROOF HT. 42'-5 3/4"
- T.O. RAILING 38'-4 3/4"
- ABV. T.O. SLAB
- T.O. PARAPET 34'-8 1/2"
- ABV. T.O. SLAB
- T.O. SF. 22'-6 3/4"
- THIRD FLOOR
- ABV. T.O. SLAB
- T.O. SF. 18'-3"
- SECOND FLOOR
- ABV. T.O. SLAB
- T.O. SLAB 9'-0"



UNTREATED GLAZING: 218 S.F. (8.5%)
FACADE AREA: 2554 S.F.

FRONT ELEVATION

NOTE:
BIRD SAFE MEASURES AT ALL OPERABLE WINDOW AND GLAZED DOOR
LOCATIONS UTILIZE INSECT SCREENS AT OPERABLE HALF AND HORIZONTAL
MUNTIN/SASH PER CITY OF CUPERTINO LIST OF BIRD SAFE MEASURES



KEY MAP - N.T.S.

EXTERIOR MATERIALS

- 1 CEMENT PLASTER
- 2 STONE VENEER
- 3 GLASS RAILING
- 4 DECORATIVE GARAGE DOOR
- UNTREATED GLAZING



3-UNIT BUILDING ELEVATIONS
A27

