

PC 12-09-2025

Item No.2  
20085 & 20111  
Steven's Creek  
Blvd.

Presentations

# **Dividend Homes (Phase I)**

DP-2025-001, ASA-2024-016, TM-2024-010,  
TR-2024-045, & U-2025-006

**20085 & 20111 Stevens Creek Blvd.**



**CITY OF  
CUPERTINO**

# Subject

- Consideration of a new residential development of 57 townhomes, including 11 affordable units, to replace two office buildings on a 2.6-acre site, located close to the northeast corner of the intersection of Stevens Creek Blvd and Randy Lane.
- Applicant: Dividend Homes

# Background

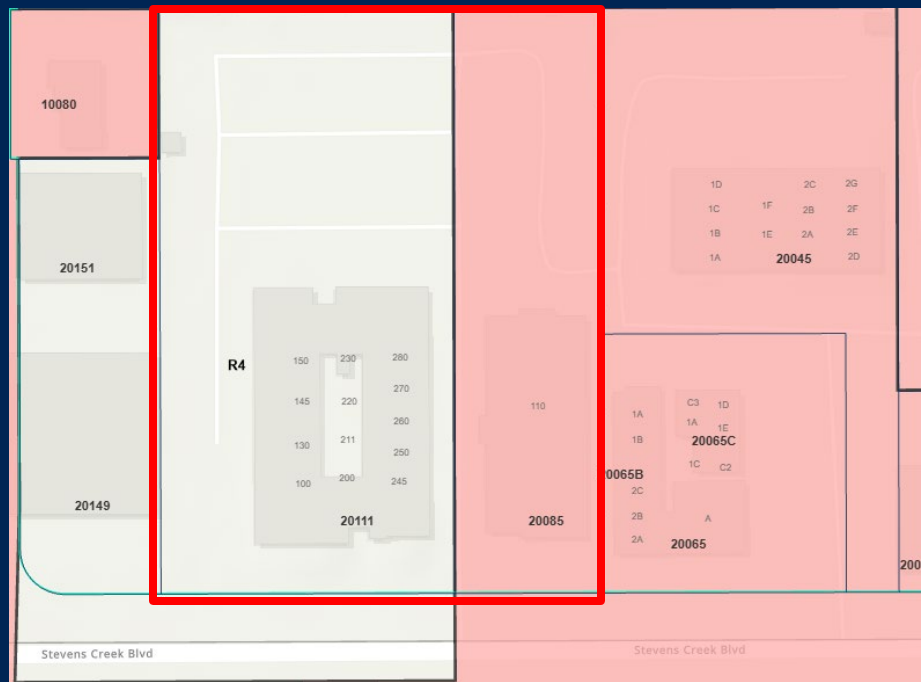
- 2.65-acre site across two adjacent parcels.
- 20111 Stevens Creek
  - 26,000 square-foot office building with a day care center
  - 13,000 square-foot office building at 20085 Stevens Creek
- Within the Heart of the City Specific Plan





# Background

- 20111 SCB Zoned in July 2024 as a HE Site (50 – 65 DU/acre).

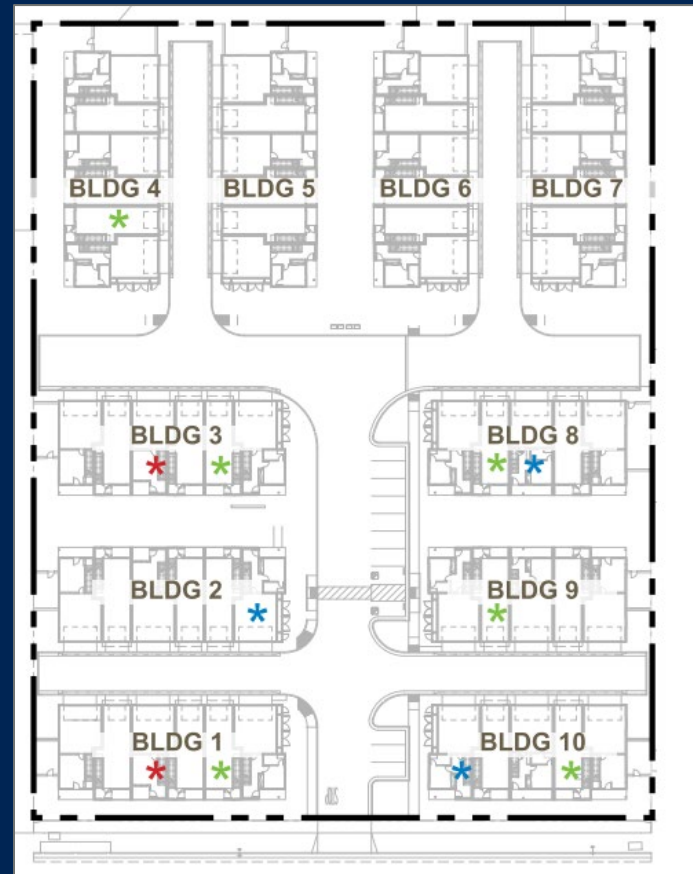


# Background

- SB330 application in June 2024, locking in lower density (25 DU/acre) and other objective standards.
- December 19, 2024, Development Application was submitted.

# Application Request – Building 1 Modification

- 57-unit townhome project
  - 11 BMR
    - 6 Median Income (100-120% AMI)
    - 5 Moderate Income (80-100% AMI)
- Resulting density is 21.5 DU/acre
- 10 three-story buildings ranging from 2,136 – 2,656 square feet
- Qualifies for Density Bonus



# Analysis – Density Bonus – Waivers/Concessions

## Waivers

- Building Bulk – 1:1 Slope line along SCB
- 45-foot Height limit for six of the buildings
- Front setback – Proposing 26-feet instead of required 35-feet.
- Side Setbacks –Required – 20'-8", Proposed – 12'
- Rear Setback - Required – 68'-10", Proposed – 14'
- Building Form – Not terracing to the required 1.5:1 setback to height ratio adjacent to Single-family.
- Lot Coverage - Required – 40%, Proposed – 41.2%
- Parking stall size and Tandem spaces
- Common Open Space – 8,550 required outside of setbacks, none proposed.

## Concession

- Elimination of Retail Requirement

# 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 103 spaces.
- Providing 2 enclosed per unit, and 12 additional spaces unenclosed, or 126 spaces.

# Design



# Environmental Review

- 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.
- The proposed project meets the criteria for statutory exemption. Accordingly, this document finds that a Notice of Exemption is appropriate for the proposed project pursuant to CEQA Guidelines Section 15062.
- The project will be conditioned to comply with the Environmental Standards adopted by the City pursuant to Chapter 17.04 of the Municipal Code.

# 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-2025-001)
  - b. Use Permit (U-2025-006)
  - c. Architectural & Site Approval Permit (ASA-2024-016)
  - d. Tentative Final Map (TM-2024-010)
  - e. Tree Removal Permit (TR-2024-045)





# Next Step

The Planning Commission's recommendation will be forwarded to the City Council (January 21, 2026) 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.





# 20111/20085 STEVENS CREEK BLVD

PLANNING COMMISSION HEARING

12/9/2025

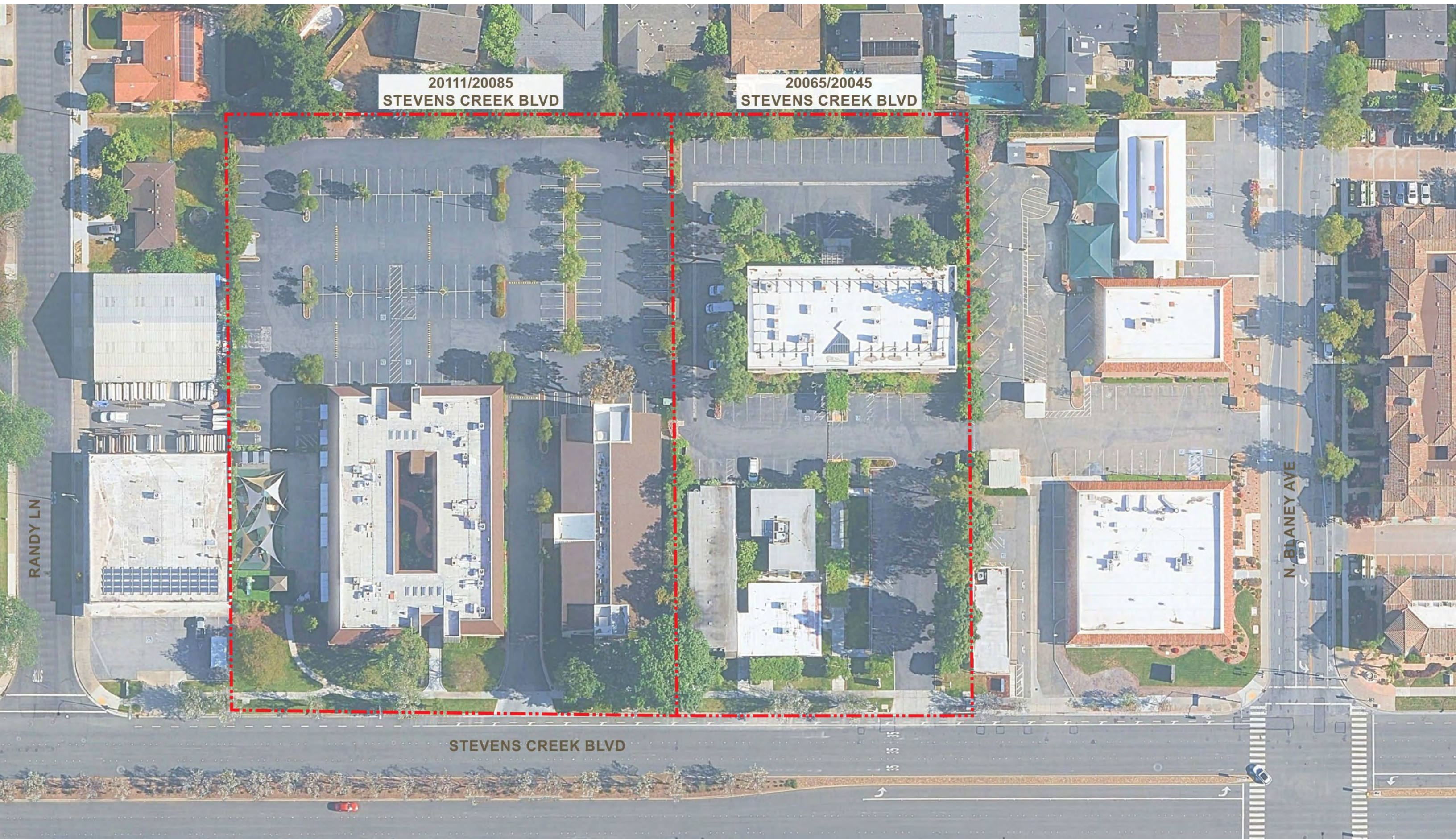
STEVENS CREEK BOULEVARD



DAHLIN

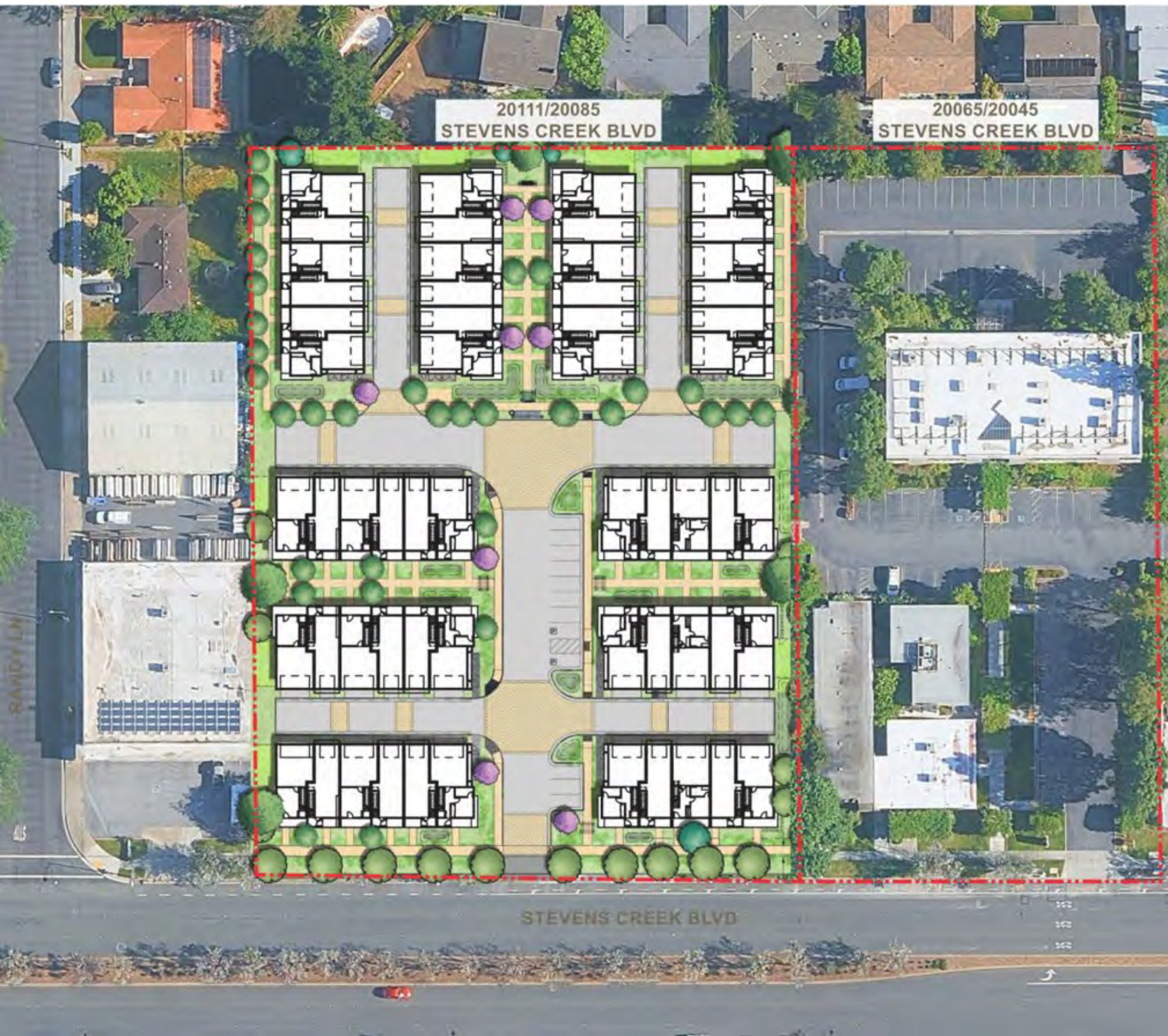


# SITE CONTEXT





# SITE PLAN



## Project Data:

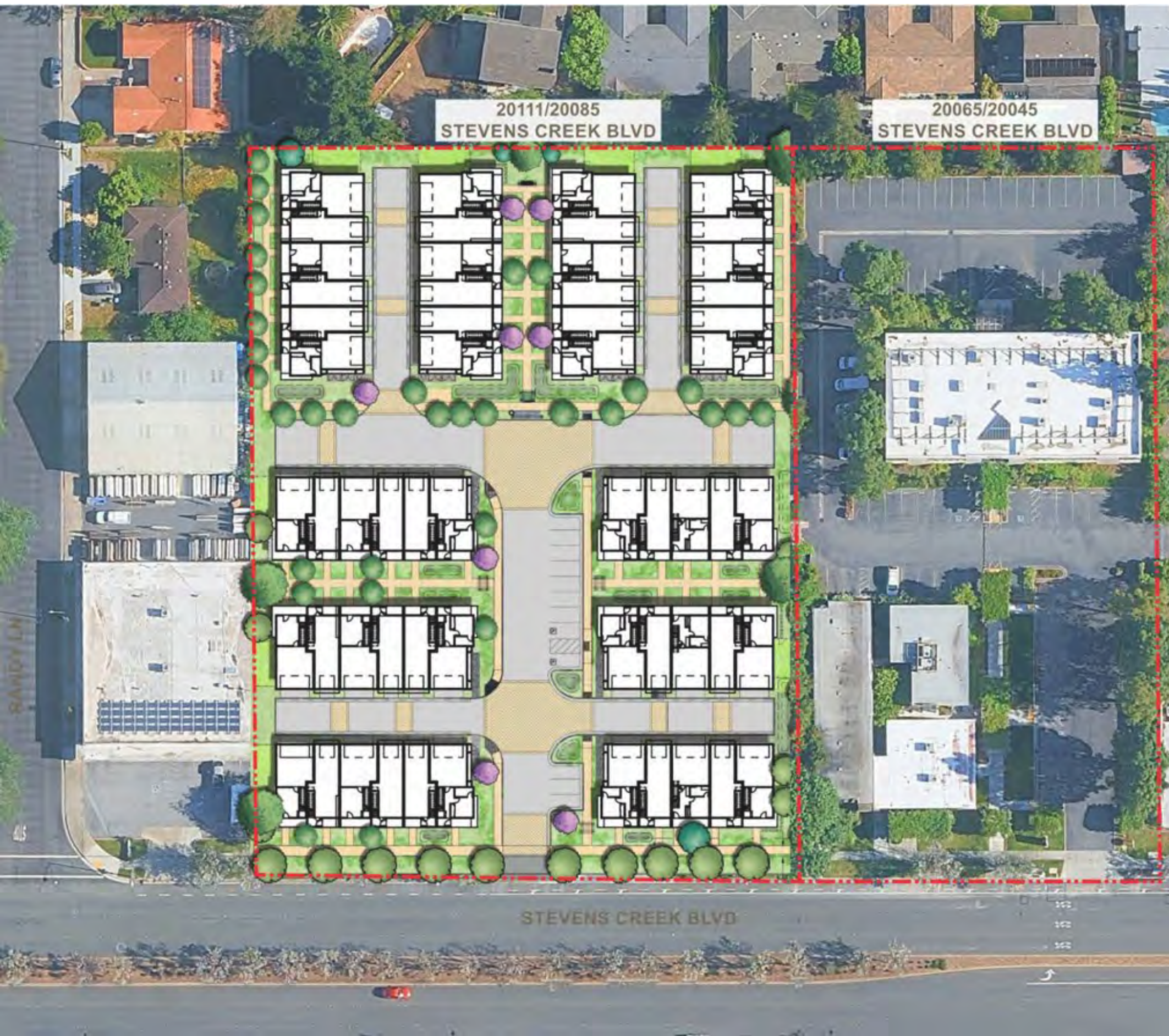
Site: +/- 2.6 Ac  
Units: 57 Units  
(11 BMR units)

1,553 to 2,158 Sf units  
3 and 4 bedroom units

Parking: 2 spaces in garage  
12 on-surface spaces



# CIRCULATION

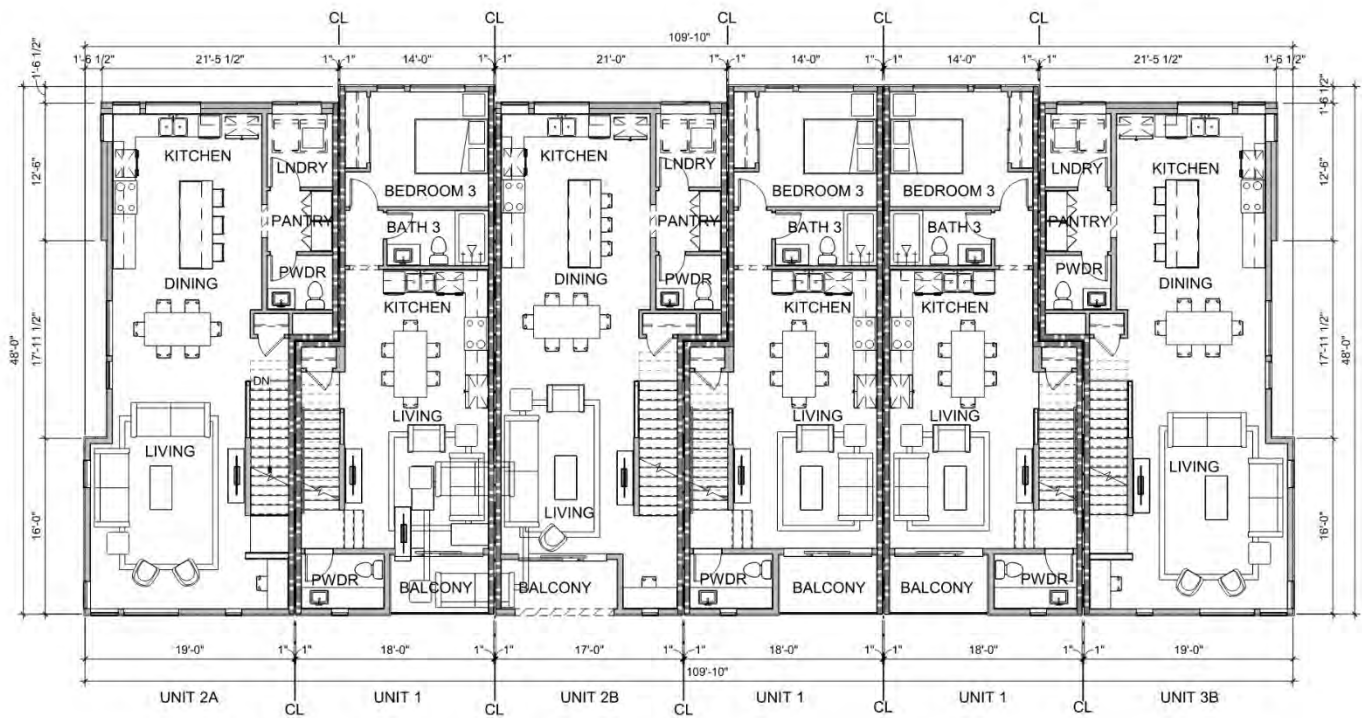


## Concept:

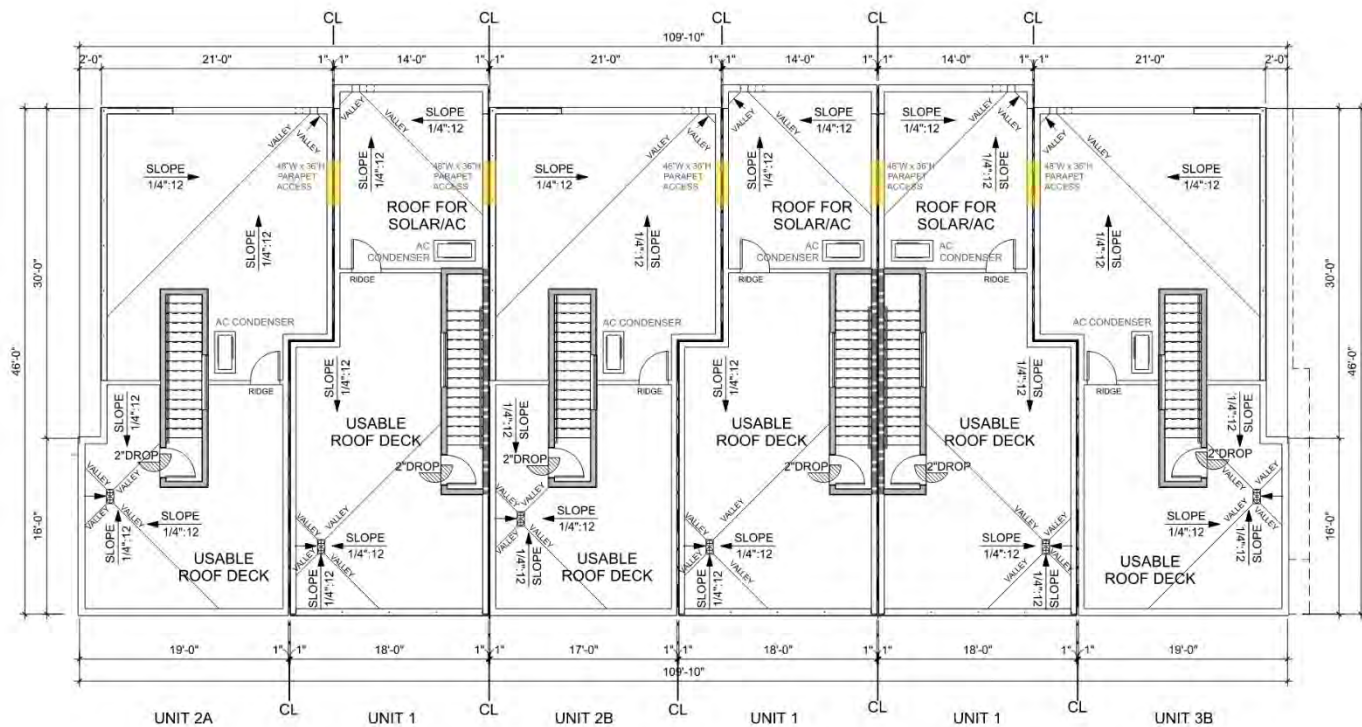
- Minimize driveway cuts on to Stevens Creek
- Centrally locate parking
- Garages off alleys and not visible from street
- Defined pedestrian circulation



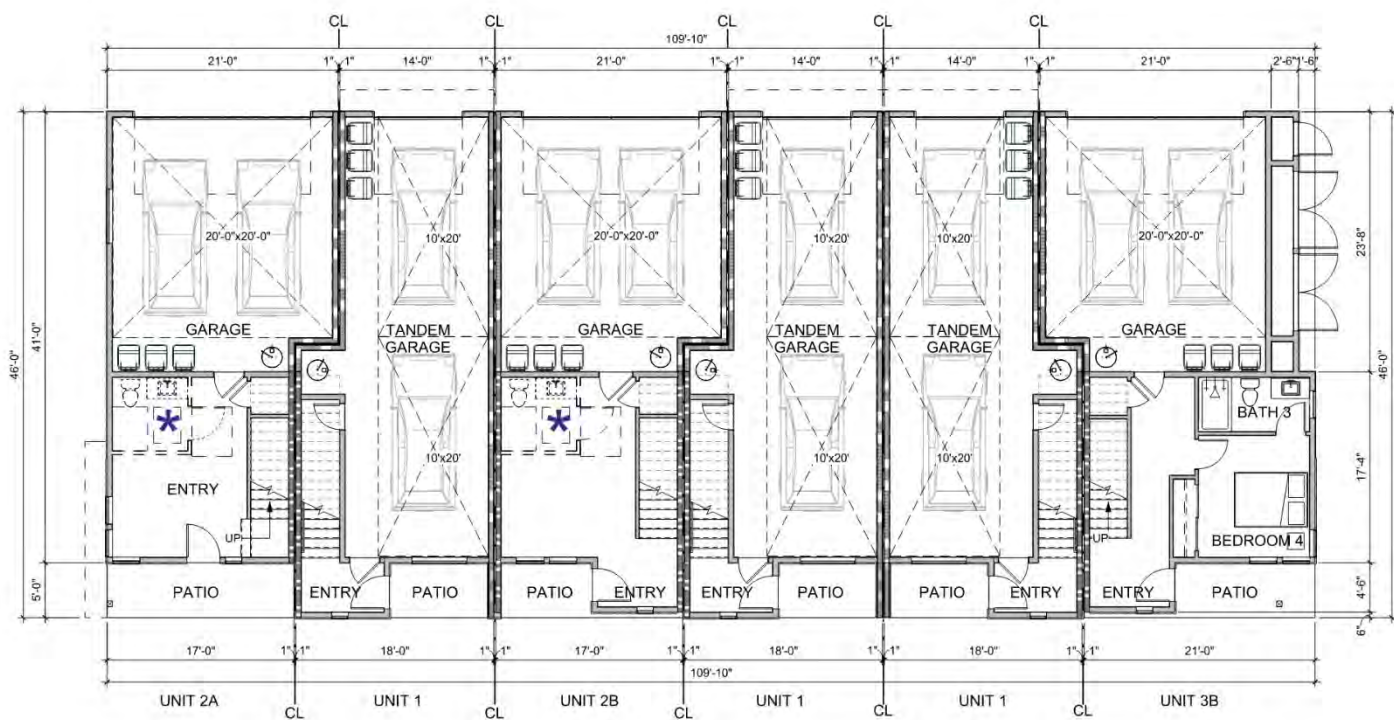
# TYPICAL BUILDING FOOTPRINT



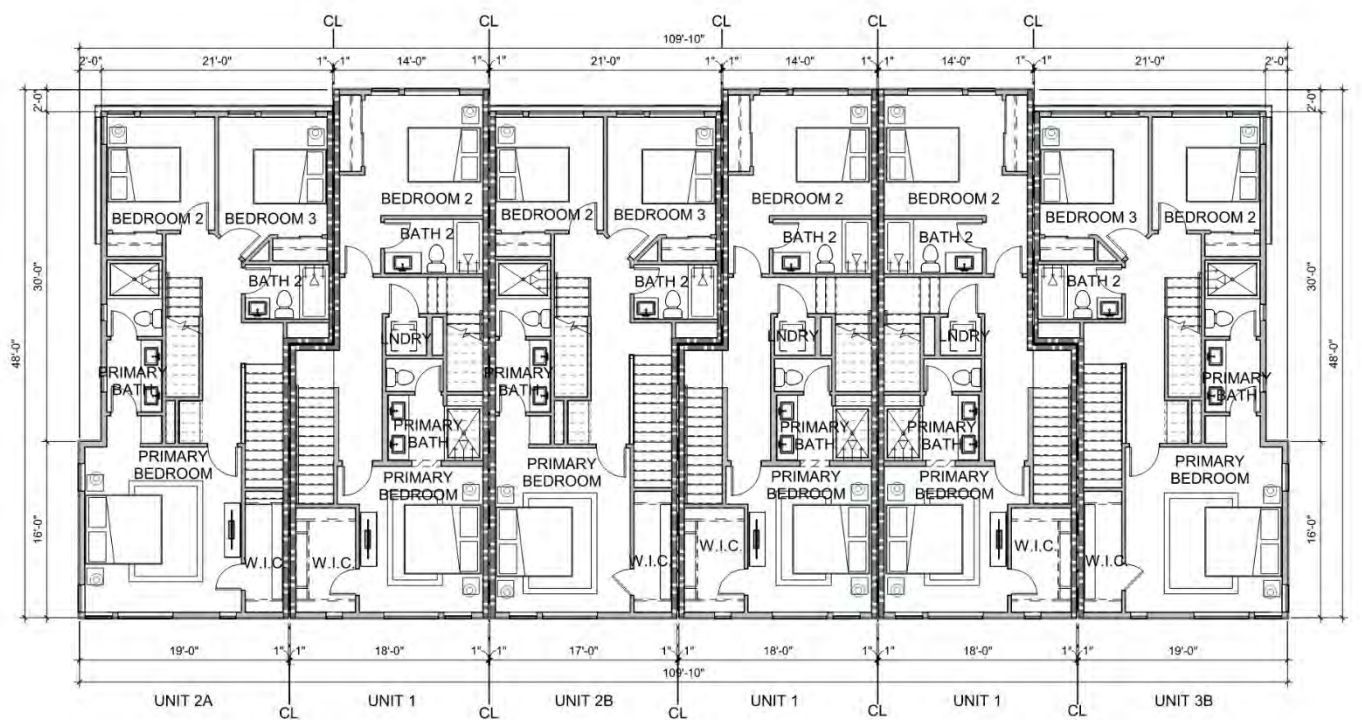
2 SECOND FLOOR PLAN  
1/8" = 1'-0"



4 ROOF PLAN  
1/8" = 1'-0"



1 FIRST FLOOR PLAN  
1/8" = 1'-0"



3 THIRD FLOOR PLAN  
1/8" = 1'-0"

\* NOTE: ADAPTABLE VERSION OF UNIT 2A & 2B ONLY OCCURS ON BUILDINGS 2,



# TYPICAL BUILDING ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



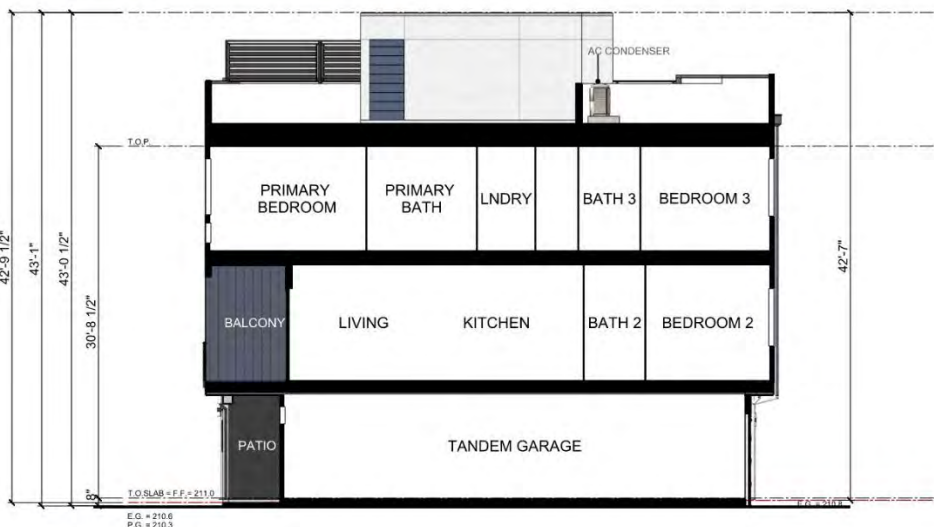
REAR ELEVATION



LEFT ELEVATION



SECTION 2



SECTION 1



# ELEVATION STYLE -1

## COLORS

1

BODY COLOR 1  
STUCCO  
BIG CHILL  
SW7648  
by Sherwin Williams or equal

2

BODY COLOR 2  
SIDING  
GRAYS HARBOR  
SW6236  
by Sherwin Williams or equal

3

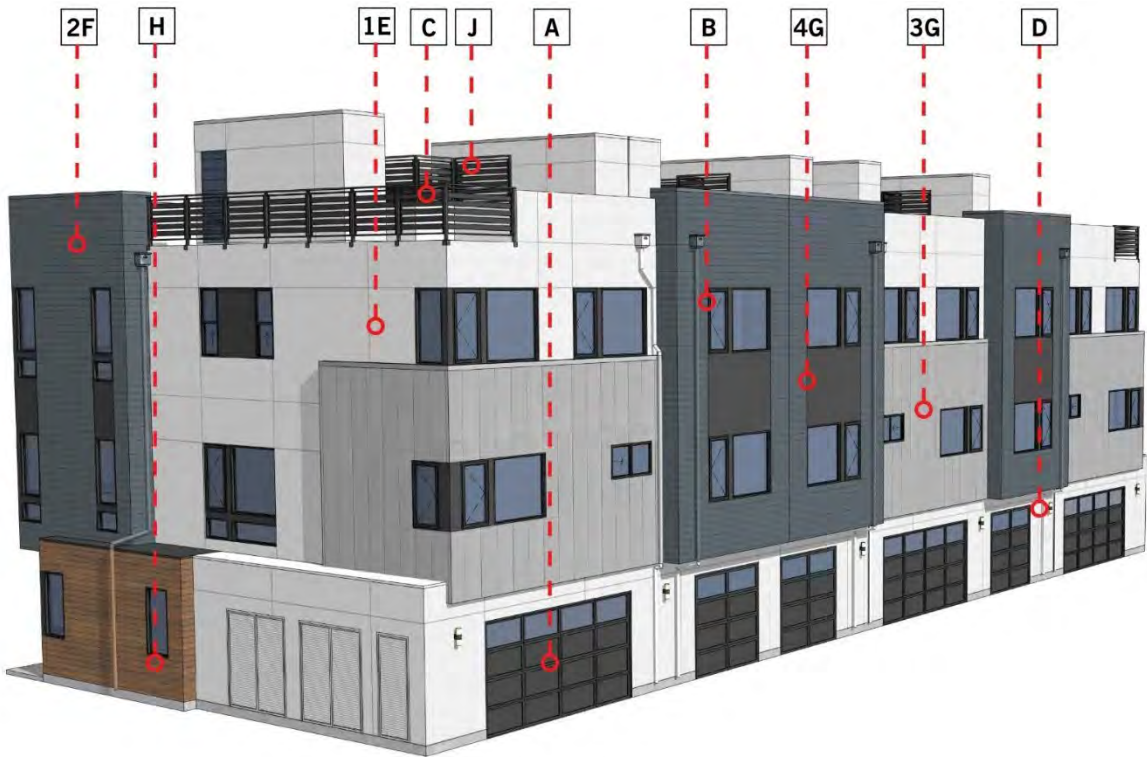
BODY COLOR 3  
FIBER CEMENT PANELS  
TIN LIZZIE  
SW9163  
by Sherwin Williams or equal

4

ACCENT COLOR 1  
FIBER CEMENT PANELS  
BLACK OF NIGHT  
SW6993  
by Sherwin Williams or equal

5

ACCENT COLOR  
ENTRY DOORS  
GECKO  
SW6719  
by Sherwin Williams or equal



**NOTE:**  
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

**DOWNSPOUTS:** PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

**GUTTERS:** GUTTERS AS PER DETAIL, PAINTED.

**WINDOWS:** ALL VINYL WINDOWS W/ DARK COLORED FRAMES, BLACK/ BRONZE/ AS PER CLIENT/ ARCHITECT DIRECTION.

**GARAGE DOORS:** STEEL DOOR WITH FROSTED GLASS.

**FRONT DOORS:** FIBERGLASS DOORS

## MATERIALS

A

GARAGE DOOR  
Contemporary

B

VINYL WINDOW  
Dark Colored Frame

C

METAL RAILING

D

LIGHT FIXTURE  
Black Finish

E

STUCCO  
Light Sand Finish

F

CEMENTITIOUS LAP SIDING  
7.25" Siding w/ 6" Exposure

G

FIBER CEMENT PANEL  
Smooth Finish

H

FIBER CEMENT PANEL  
Faux Cedar Finish  
Horizontal Panels

J

METAL SCREENING




# ELEVATION STYLE -2

## COLORS


1

BODY COLOR 1  
STUCCO  
ALABASTER WHITE  
SW7008  
by Sherwin Williams or equal




2

BODY COLOR 2  
SIDING  
INDIGO BATIK  
SW7602  
by Sherwin Williams or equal




3

ACCENT COLOR 1  
FIBER CEMENT PANELS  
BLACK OF NIGHT  
SW6993  
by Sherwin Williams or equal



4

ACCENT COLOR  
ENTRY DOORS  
RUSTIC RED  
SW2802  
by Sherwin Williams or equal





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## MATERIALS

A

GARAGE DOOR  
Contemporary



B

VINYL WINDOW  
Dark Colored Frame



C

METAL RAILING



D

LIGHT FIXTURE  
Black Finish



E

STUCCO  
Light Sand Finish



F

CEMENTITIOUS LAP SIDING  
7.25" Siding w/ 6" Exposure



G

FIBER CEMENT PANEL  
Smooth Finish



H

FIBER CEMENT PANEL  
Faux Cedar Finish  
Vertical Panels



J

METAL SCREENING



K

ADHERED MASONRY VENEER  
Eldorado





# NEIGHBORHOOD CONTEXT



RANDY LN  
**STREETSCAPE - EXISTING**  
SCALE: 1/16"=1'-0"



RANDY LN  
**STREETSCAPE - PROPOSED**

6-PLEX-B  
STYLE 2

ENTRY

5-PLEX  
STYLE 1



# NEIGHBORHOOD CONTEXT



EXISTING



PROPOSED



# STREET VIEW





# STREET VIEW





# QUESTIONS

STEVENS CREEK BOULEVARD



# SITE PLAN





PC 12-09-2025

Item No.3  
20045 & 20065  
Steven's Creek  
Blvd.

Presentations

# **Dividend Homes (Phase II)**

DP-2025-002, ASA-2025-004, TM-2025-002,  
TR-2025-002, & U-2025-007

**20045 & 20065 Stevens Creek Blvd.**



**CITY OF  
CUPERTINO**

# Subject

- Consider a new residential development of 32 townhomes, including 6 affordable units, to replace three office buildings on a 1.77-acre site, located mid-block corner on Stevens Creek Boulevard between Randy Lane and Blaney Avenue.
- Applicant: Dividend Homes

# Background

- 1.77-acre site across two adjacent parcels.
- 20065 Stevens Creek
  - 8,200 square-foot office building
  - 17,900 square-foot office building at 20085 Stevens Creek
- Within the Heart of the City Specific Plan

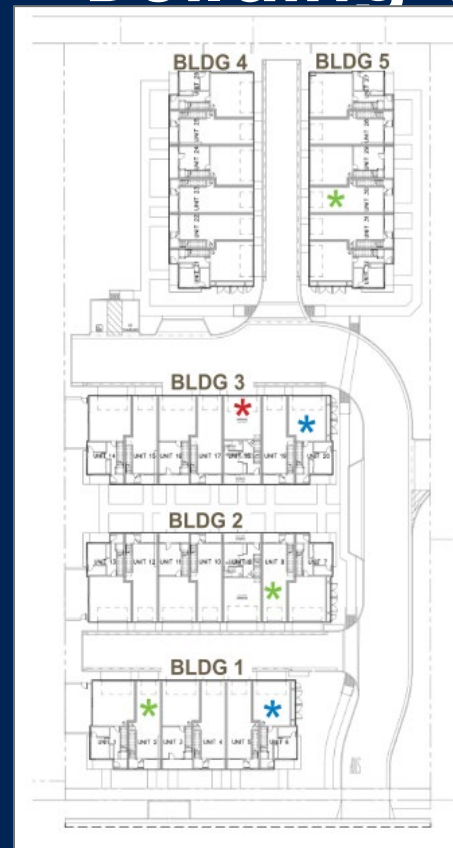


# Background

- SB330 application in February 2025, locking in lower density (25 DU/acre) and other objective standards.
- March 3, 2025, Development Application was submitted.

# Application Request – Building 1 Modification

- 32-unit townhome project
  - 6 BMR
    - 3 Median Income (100-120% AMI)
    - 3 Moderate Income (80-100% AMI)
- Resulting density is 18.1 DU/acre
- 5 three-story buildings ranging from 2,136 – 2,704 square feet
- Qualifies for Density Bonus



# Analysis – Density Bonus – Waivers/Concessions

## Waivers

- Building Bulk – 1:1 Slope line along SCB
- Front setback – Proposing 26-feet instead of required 35-feet.
- Side Setbacks –Required – 22'-3" & 21'-6", Proposed – 11' & 20'4"
- Rear Setback - Required – 66'-9", Proposed – 13'
- Building Form – Not terracing to the required 1.5:1 setback to height ratio adjacent to Single-family.
- Tandem spaces
- Common Open Space – 4,800 required outside of setbacks, none proposed.

## Concession

- Elimination of Retail Requirement



# 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 60 spaces.
- Providing 2 enclosed per unit, and 5 additional spaces unenclosed, or 69 spaces.

# Design



# Environmental Review

- 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.
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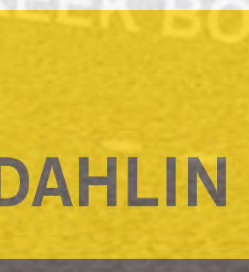
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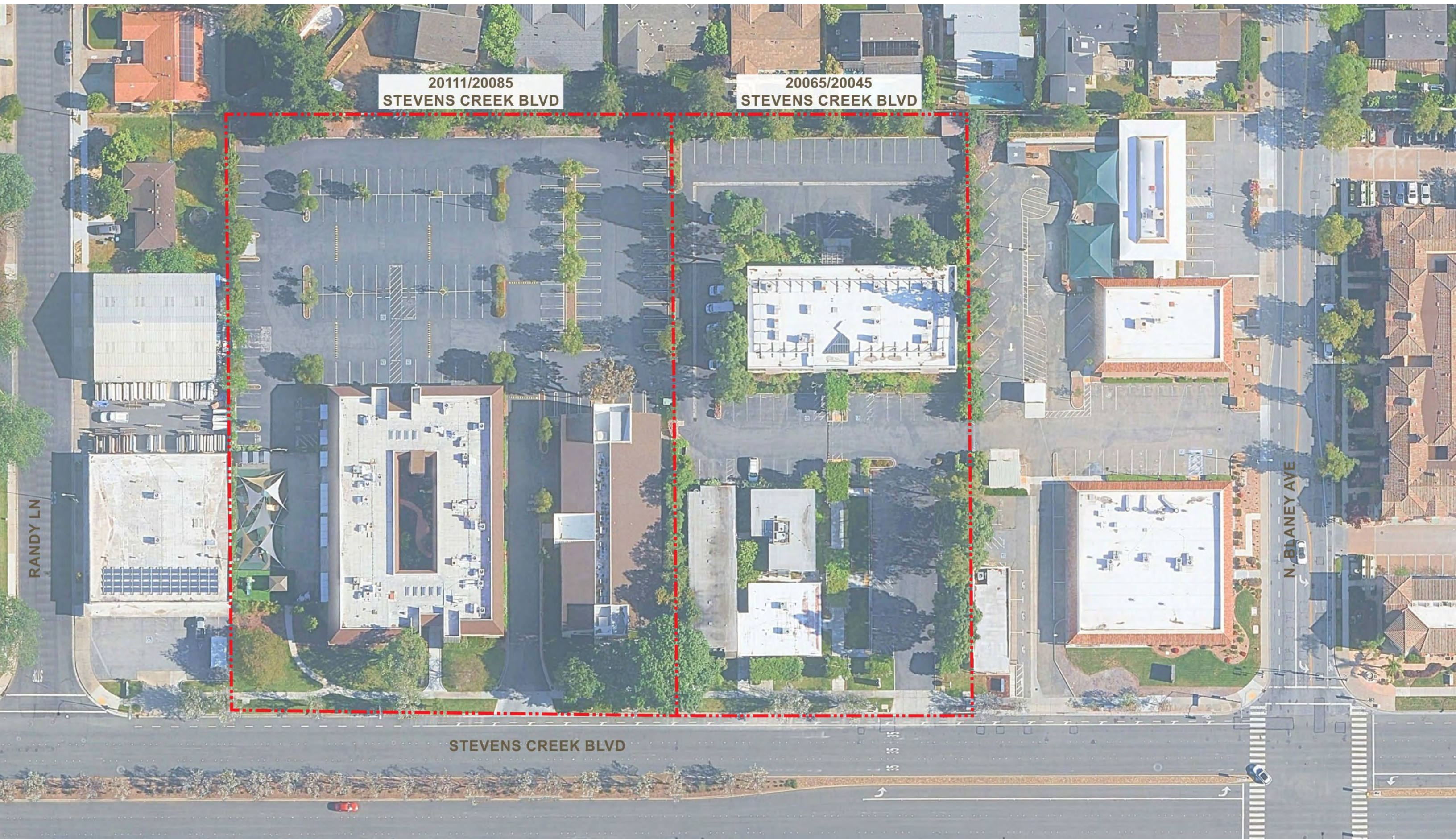
# 20065/20045 STEVENS CREEK BLVD

PLANNING COMMISSION HEARING  
12/9/2025





# SITE CONTEXT



20111/20085  
STEVENS CREEK BLVD

20065/20045  
STEVENS CREEK BLVD

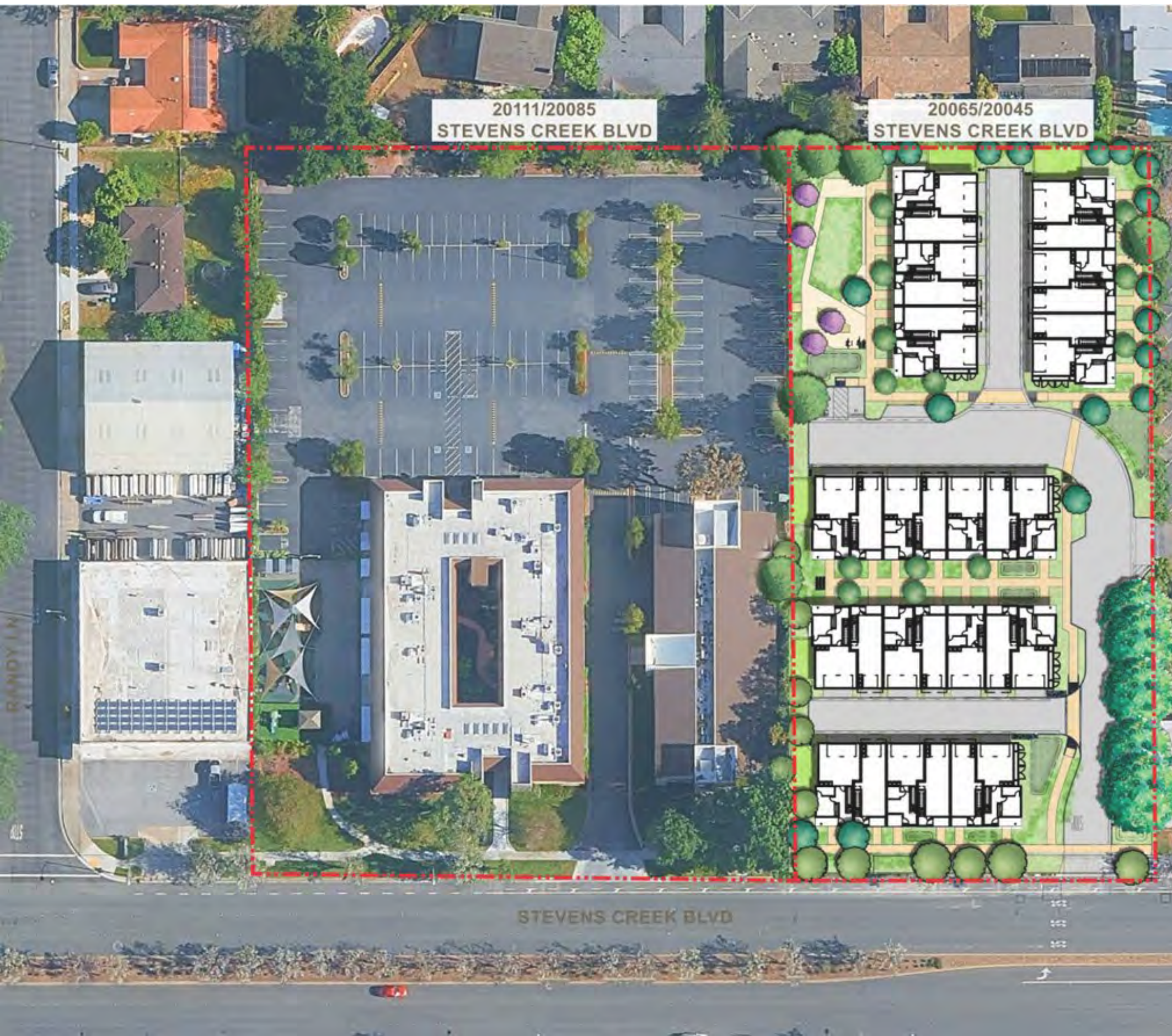
RANDY LN

N. BLANEY AVE

STEVENS CREEK BLVD



# SITE PLAN



## Project Data:

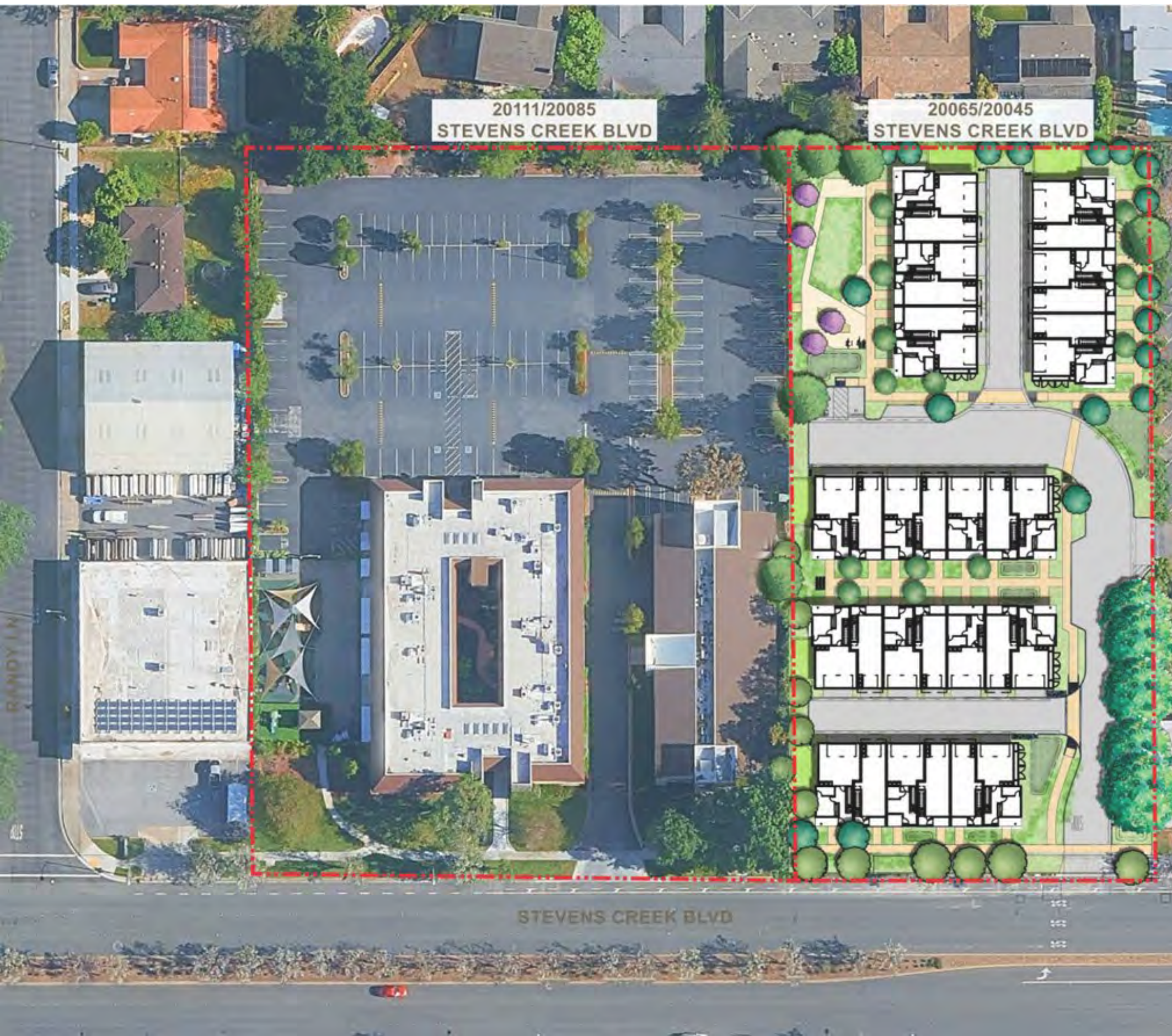
Site: +/- 1.79 Ac  
Units: 32 Units  
(6 are BMR units)

1,553 to 2,158 Sf units  
3 and 4 bedroom units

Parking: 2 spaces in garage  
5 on-surface spaces



# CIRCULATION

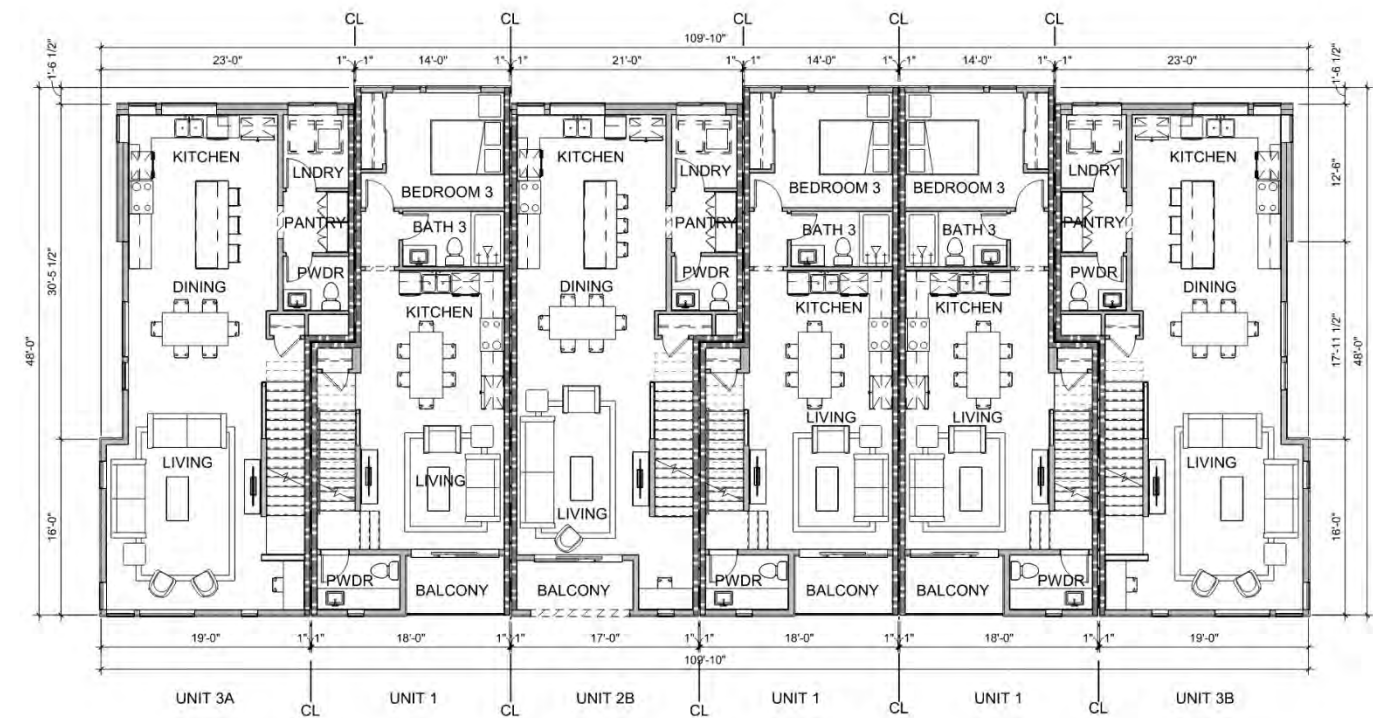


## Concept:

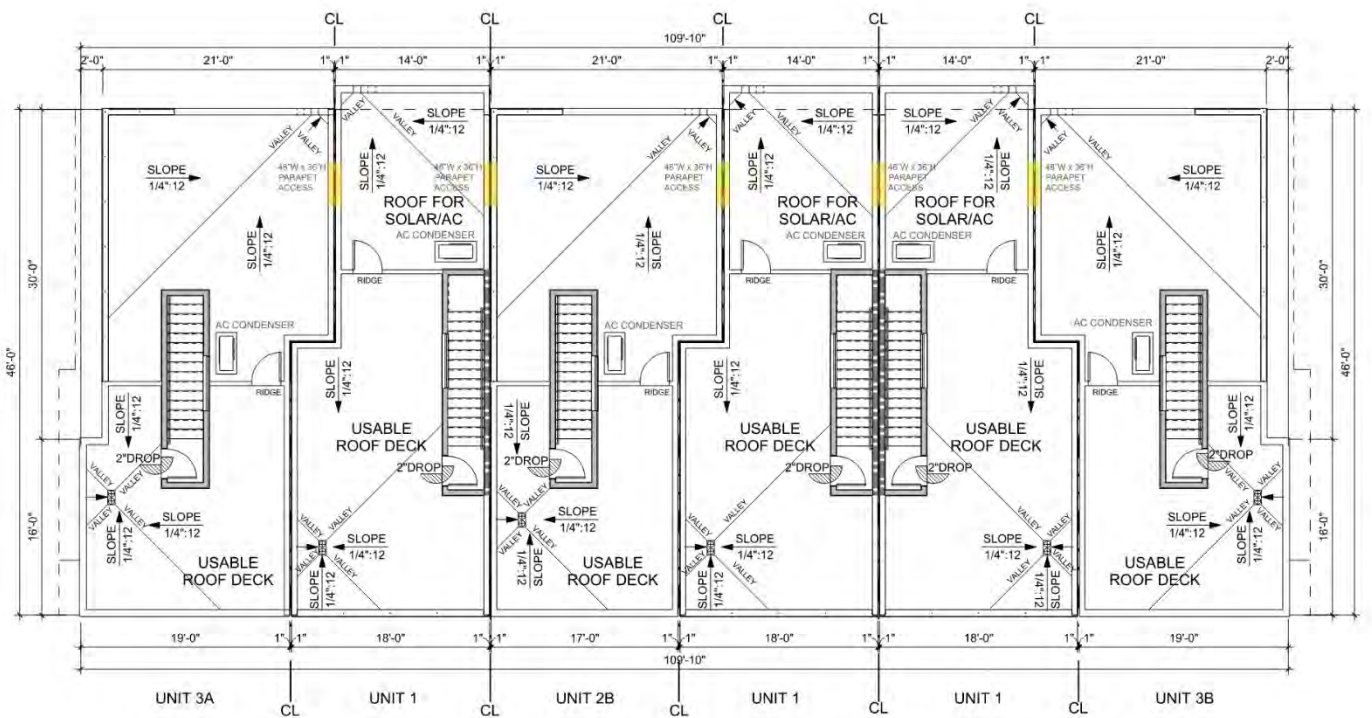
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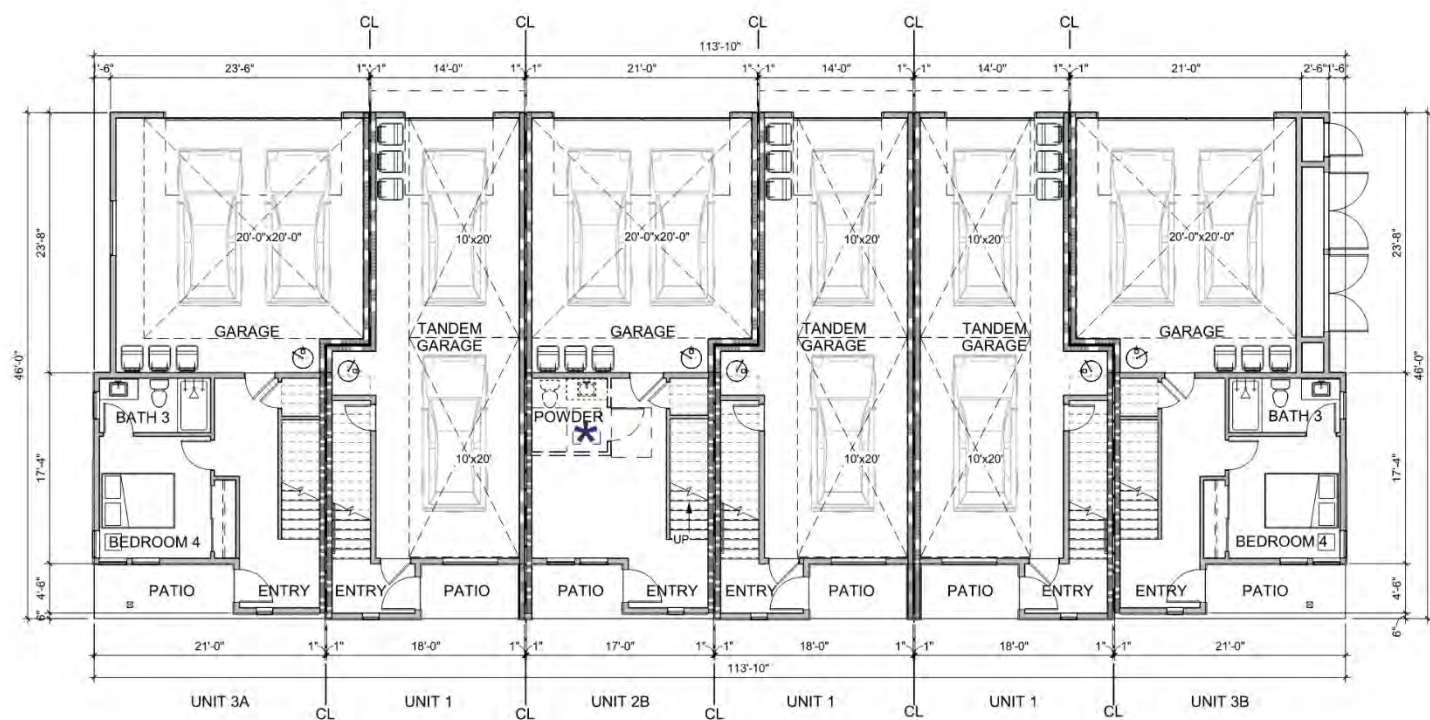
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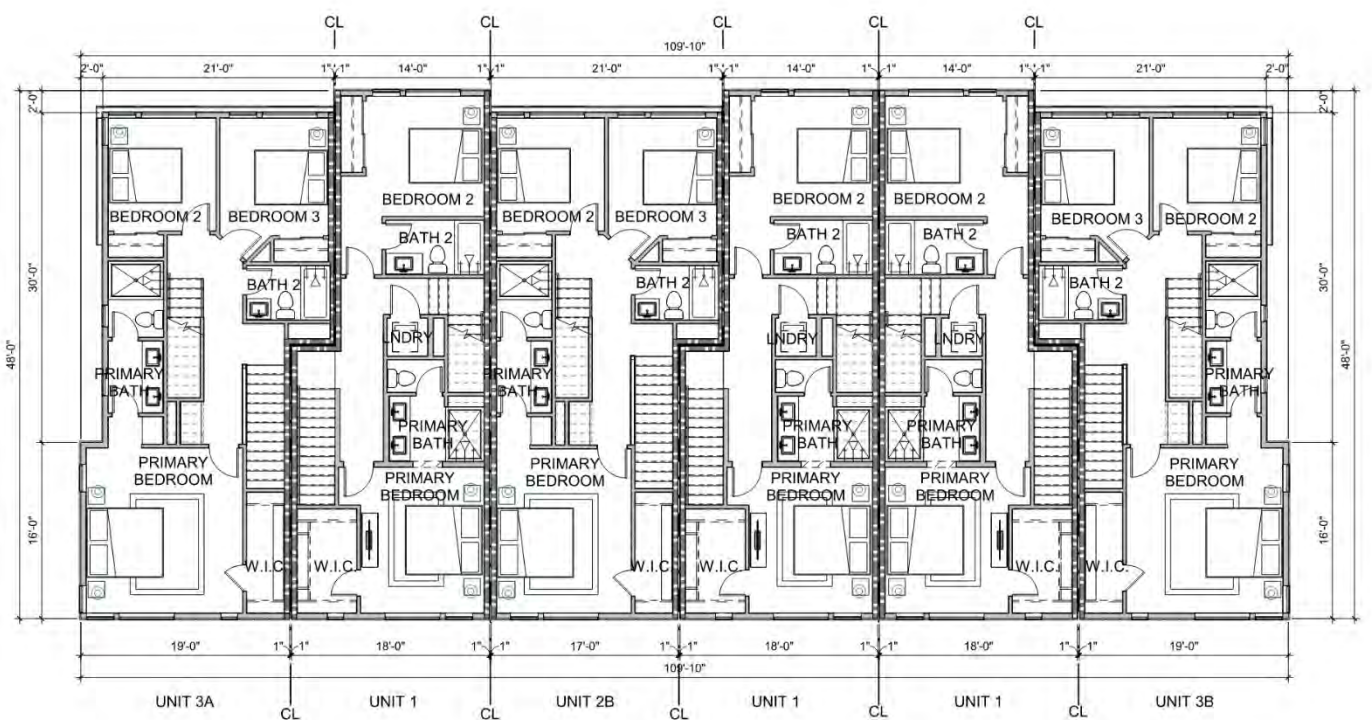
2 SECOND FLOOR PLAN  
1/8" = 1'-0"



4 ROOF PLAN  
1/8" = 1'-0"



1 FIRST FLOOR PLAN  
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3 THIRD FLOOR PLAN  
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\* NOTE: ADAPTABLE VERSION OF UNIT 2B ONLY OCCURS ON BUILDINGS 2, 3, 4, 5.



# TYPICAL BUILDING ELEVATION



FRONT ELEVATION



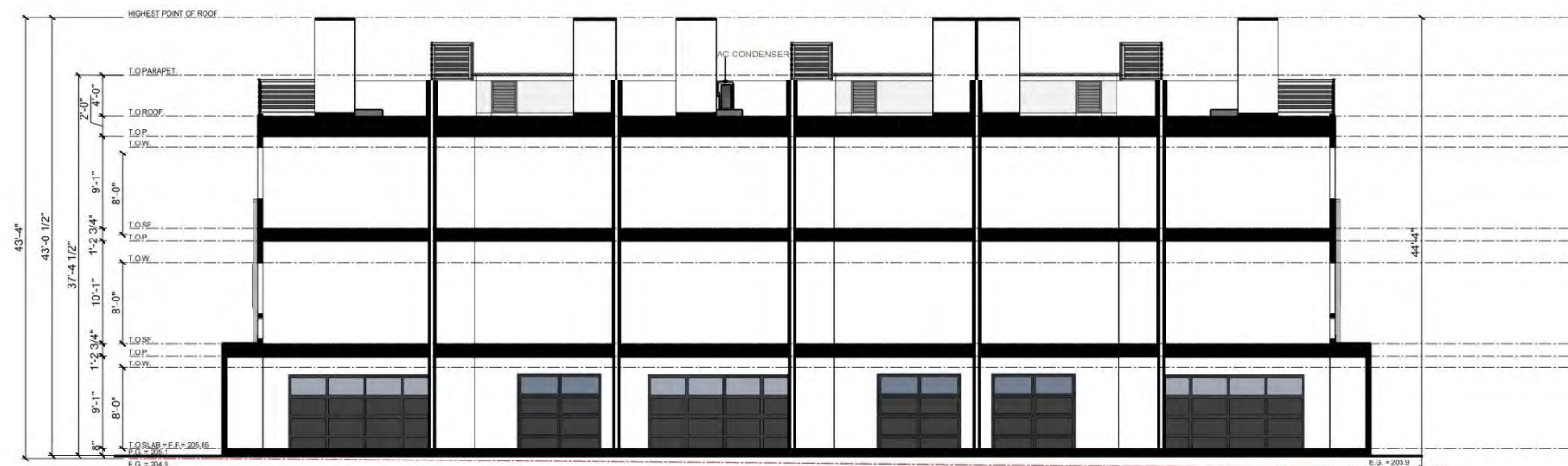
RIGHT ELEVATION



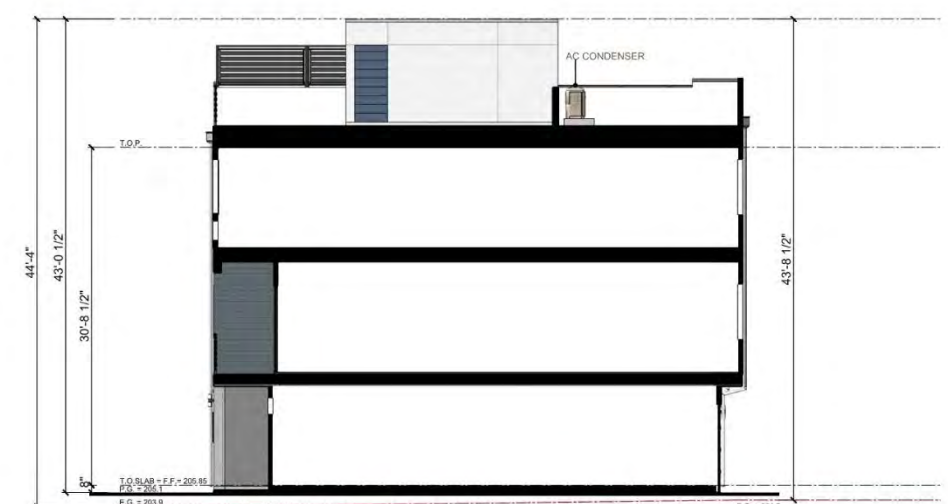
REAR ELEVATION



LEFT ELEVATION



## SECTION 2



## SECTION 1



# ELEVATION STYLE -1

## COLORS

1

BODY COLOR 1  
STUCCO  
BIG CHILL  
SW7648  
by Sherwin Williams or equal

2

BODY COLOR 2  
SIDING  
GRAYS HARBOR  
SW6236  
by Sherwin Williams or equal

3

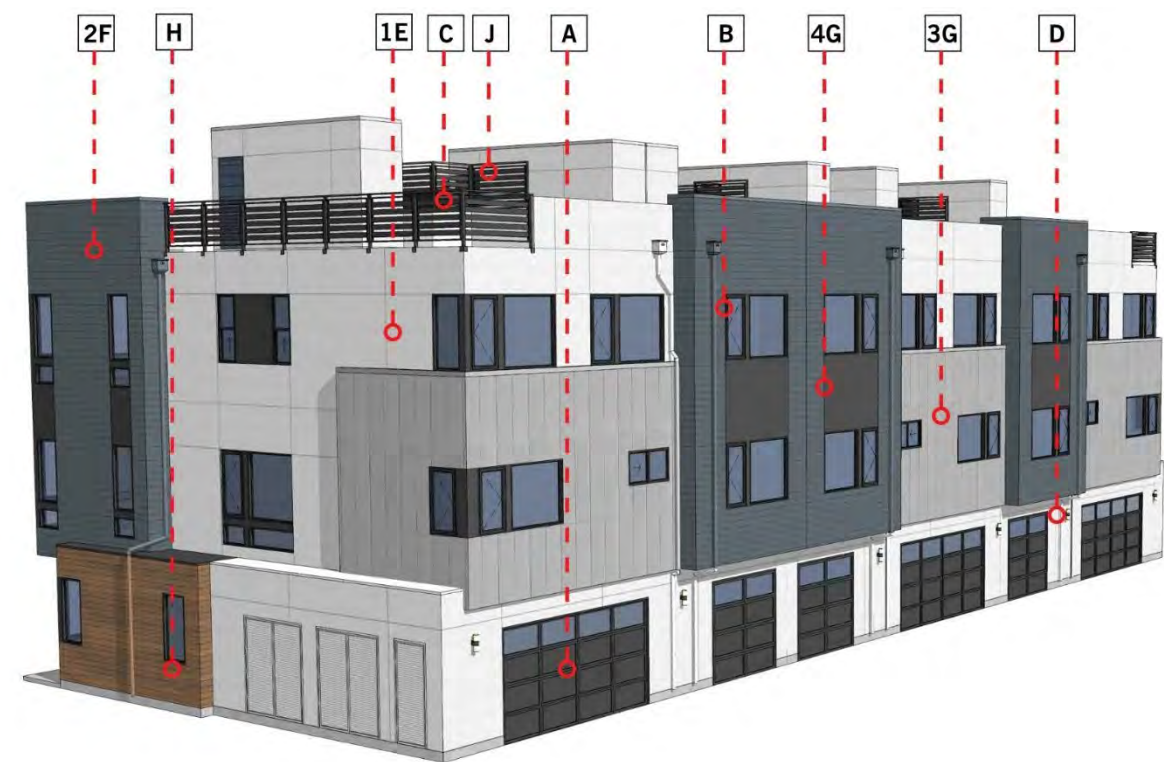
BODY COLOR 3  
FIBER CEMENT PANELS  
TIN LIZZIE  
SW9163  
by Sherwin Williams or equal

4

ACCENT COLOR 1  
FIBER CEMENT PANELS  
BLACK OF NIGHT  
SW6993  
by Sherwin Williams or equal

5

ACCENT COLOR  
ENTRY DOORS  
GECKO  
SW6719  
by Sherwin Williams or equal



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## MATERIALS

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GARAGE DOOR  
Contemporary

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VINYL WINDOW  
Dark Colored Frame

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METAL RAILING

D

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Black Finish

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STUCCO  
Light Sand Finish

F

CEMENTITIOUS LAP SIDING  
7.25" Siding w/ 6" Exposure

G

FIBER CEMENT PANEL  
Smooth Finish

H

FIBER CEMENT PANEL  
Faux Cedar Finish  
Horizontal Panels

J

METAL SCREENING



# ELEVATION STYLE -2

## COLORS

1

BODY COLOR 1  
STUCCO  
ALABASTER WHITE  
SW7008  
by Sherwin Williams or equal



2

BODY COLOR 2  
SIDING  
INDIGO BATIK  
SW7602  
by Sherwin Williams or equal



3

ACCENT COLOR 1  
FIBER CEMENT PANELS  
BLACK OF NIGHT  
SW6993  
by Sherwin Williams or equal



4

ACCENT COLOR  
ENTRY DOORS  
RUSTIC RED  
SW2802  
by Sherwin Williams or equal





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Contemporary




B

VINYL WINDOW  
Dark Colored Frame



C

METAL RAILING



D

LIGHT FIXTURE  
Black Finish




E

STUCCO  
Light Sand Finish



F

CEMENTITIOUS LAP SIDING  
7.25" Siding w/ 6" Exposure




G

FIBER CEMENT PANEL  
Smooth Finish



H

FIBER CEMENT PANEL  
Faux Cedar Finish Vertical Panels



J

METAL SCREENING



K

ADHERED MASONRY VENEER  
Eldorado





# NEIGHBORHOOD CONTEXT



**STREETSCAPE - EXISTING**  
SCALE: 1/16"=1'-0"



**STREETSCAPE - PROPOSED**  
SCALE: 1/16"=1'-0"



# NEIGHBORHOOD CONTEXT



EXISTING



PROPOSED



# STREET VIEW





# STREET VIEW





# QUESTIONS

STEVENS CREEK BOULEVARD



# SITE PLAN

