

PC 3-24-2026

#2

Residential
Development

Presentations

Housing Development

20807, 20813, 20823 & 20883 Stevens Creek Blvd.

Planning Commission

March 24, 2026



CUPERTINO

Project Site

Address

20807, 20813, 20823,
20883 Stevens Creek
Blvd.

Zoning District

P(CG, Res)
(max. 25 du/ac)

Request

122 units- 66 single-
family homes, 56
townhomes, removal
of 249 trees



Project Background

Existing Uses

Stevens Creek Office Center, Voyager Coffee and Panera

Applications

- SB330 Application submitted on April 1, 2024
- Formal application submitted on September 25, 2024

Housing Element Context

- 2023-2031 Housing Element adopted May 2024
- Priority Housing Site #9
- SB330 application before HE adoption

State Housing Laws

- **Housing Accountability Act (HAA)**

Cannot make project infeasible or reduce density.

- **Housing Crisis Act (“SB 330” or “HCA”)**

Streamlines permit processing and locks-in fees and standards. *Vesting Date: April 1, 2024*

- **Density Bonus Law**

Allows for additional units, waivers, concessions, and reduced parking standards.

- **No Net Loss (SB 166)**

Sites to accommodate RHNA by income level must be available.

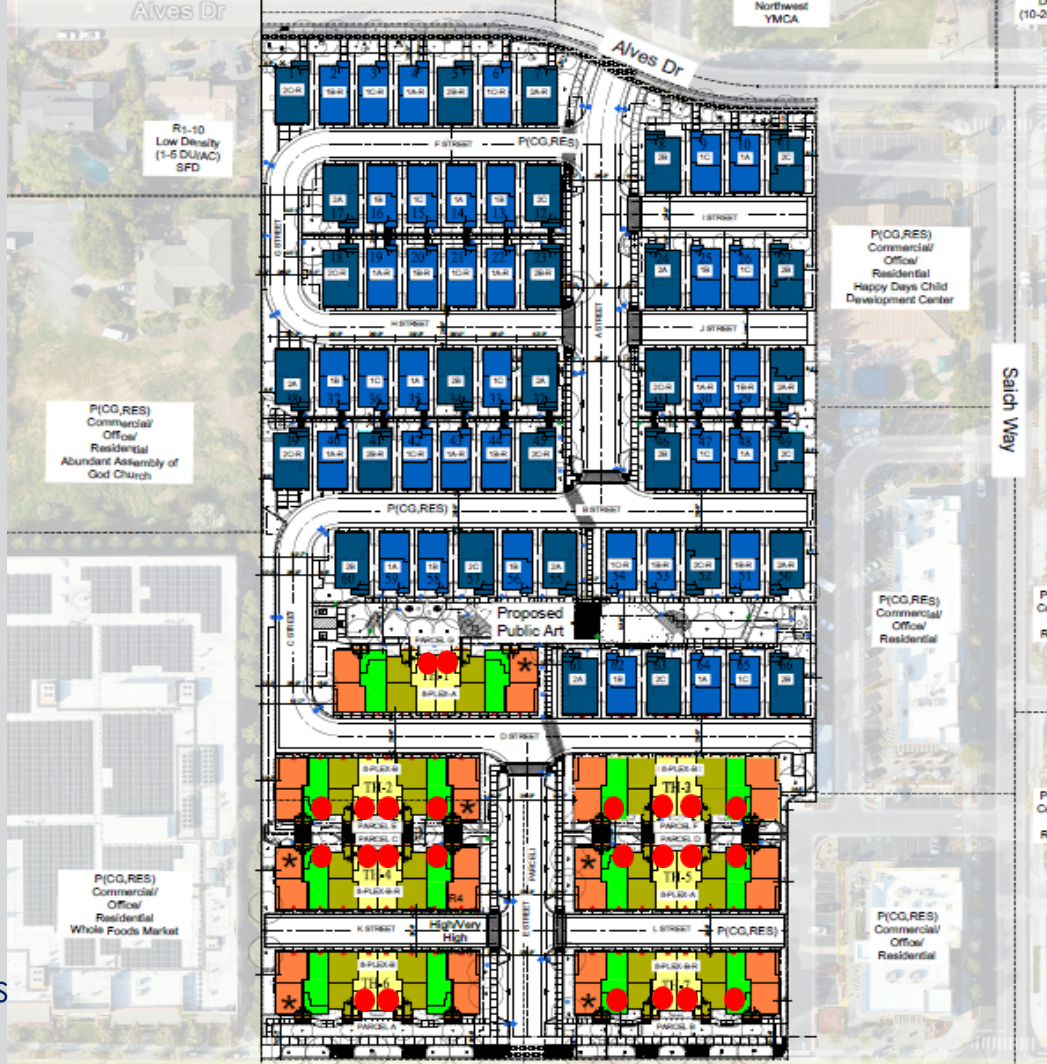
Proposal Data

Project Data	Required	Proposed
Minimum Density	No minimum	17.84 units/acre
Maximum Density	Up to 25 units/acre	
Building Height	45' max.	50' 6"*
Setbacks		
Front	35'	20' *
Side	½ the height of buildings or 10', whichever is greater	6-10' townhomes, 8'-9.5' SFDs *
Rear	1.5 times the building height, with 20' min.	10' 1" *
Private Open Space	60 s.f. / unit no dimension less than 6'	> 60 s.f. / unit
Parking	2.8 space per unit (342 spaces)	272 spaces

* *Density Bonus Waiver*

Project Details

- 122 units in total
 - 66 single-family homes
 - 56 townhomes (including all 24 BMR units)
 - Three stories, 33 units have access to roof top decks
 - Units ranging from 2,272 sq. ft. to 3,773 sq. ft. (gross)
 - Requires a Use Permit due to vested zoning
- 249 trees removed; 151 replaced on-site, in-lieu fee
- Vesting tentative map for condominium purposes



● BMR Units

Project Design



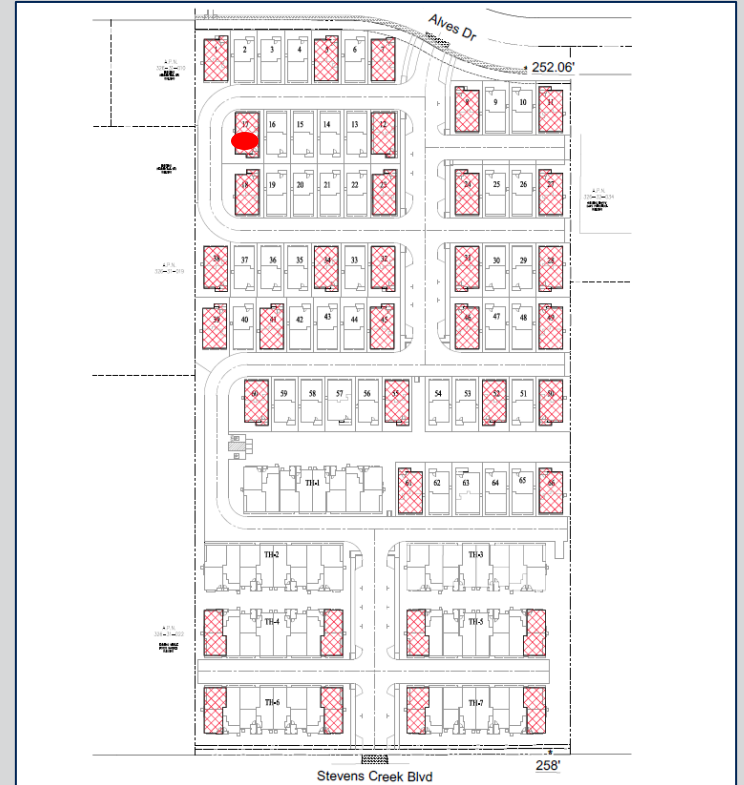
View from Stevens Creek Blvd.

Project Consistency Analysis

- Project is consistent with applicable objective standards.
- One Density Bonus concession to waive requirement in the BMR Manual that BMR units be comparable to market rate units in terms of unit type and dispersion.
- 12 Density Bonus waivers:
 - Height limitation per HOC
 - Front, Side, Side and rear-yard deck, Rear, eaves setbacks
 - Lot Coverage, Lot Width, and Building Forms
 - Parking space size, tandem garages, and parking setback

Height Limitations

- Heart of the City (HOC) height limit of 45'
- 35 units impacted



Setbacks

Dev. Standard	Required	Proposed
Front Setback	35' from edge of curb	33' from edge of curb
Side Setback	½ height of building or 10'	6'
Side Setback - Deck	15'	6'
Rear Setback	½ height of building or 20'	10' 1"
Rear Setback - Deck	20'	10' 1"
Eaves	Up to 3' encroachment	>3' encroachment

Lot Coverage, Width, and Forms

Project Data	Required	Proposed
Lot Coverage	40% max	44%
Lot Width	70' wide	26' Wide (townhomes)
Building Forms	1:5:1 ratio setback adjacent to residential, 75"9' per bldg. height	Buildings 1,2,17,18, 37-40 (setback of 6')

Parking

Project Data	Required	Proposed
Parking Setback	Not within setback	Garages for Bldgs. 1,2,3, and 17 within side setback
Parking Stall Size	20' x 20' min. (2 spaces in garage)	18.4'x20', with 28 tandem garages

Public Art Dedication

- Proposed public art plaza in the “central green”
- To be reviewed and approved by Arts and Culture Commission after project approval.



Park Land Dedication

- Staff recommends payment of in-lieu fee.
- Project is conditioned to pay in-lieu fee of \$5,880,000 for the 98 market rate units.
- Consistent with Quimby Act requirements.

BMR Requirements

- 24.4 BMR units – 12 moderate and 12 median income, in-lieu fee for 0.4 units, only 3 beds and in townhomes
- Concession for Proposed BMR units to be smaller than market rate units in type and dispersion:

	Number of Units	Number of Bedrooms	Average Unit Size
BMR Units	24	3	2,357 square feet
Market-Rate Units	98	3-4	3,206 square feet

AB 130 Exemption

AB 130 Exemption Memorandum prepared:

- Reviewed Phase 1 Environmental Site Assessment
- Project qualifies for a statutory exemption under Public Resources Code Section 21080.66.

Noticing and Public Comments

Noticing

- Site Signage
- Mailed notices (500 feet)
- Legal ad

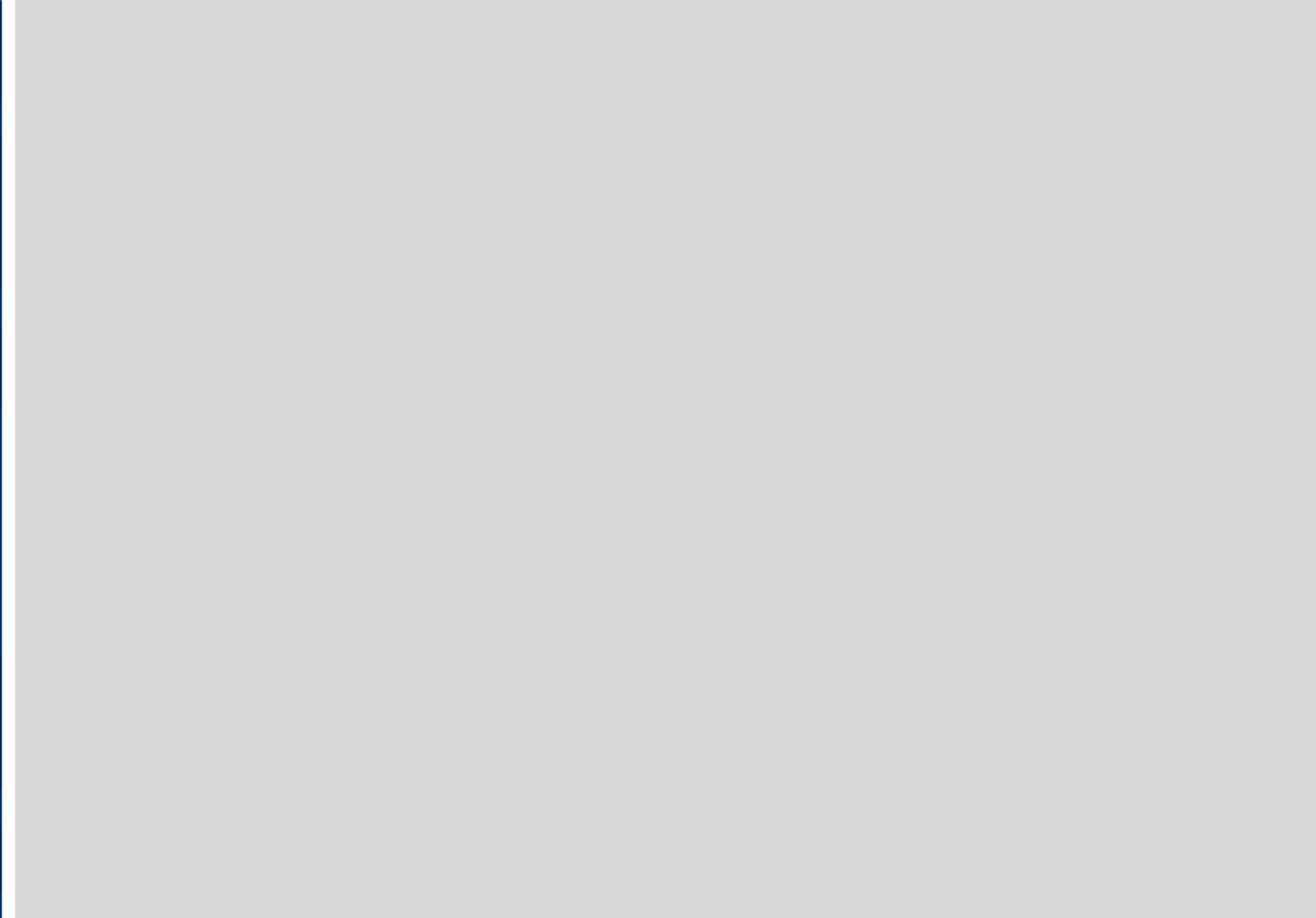
Public Comments

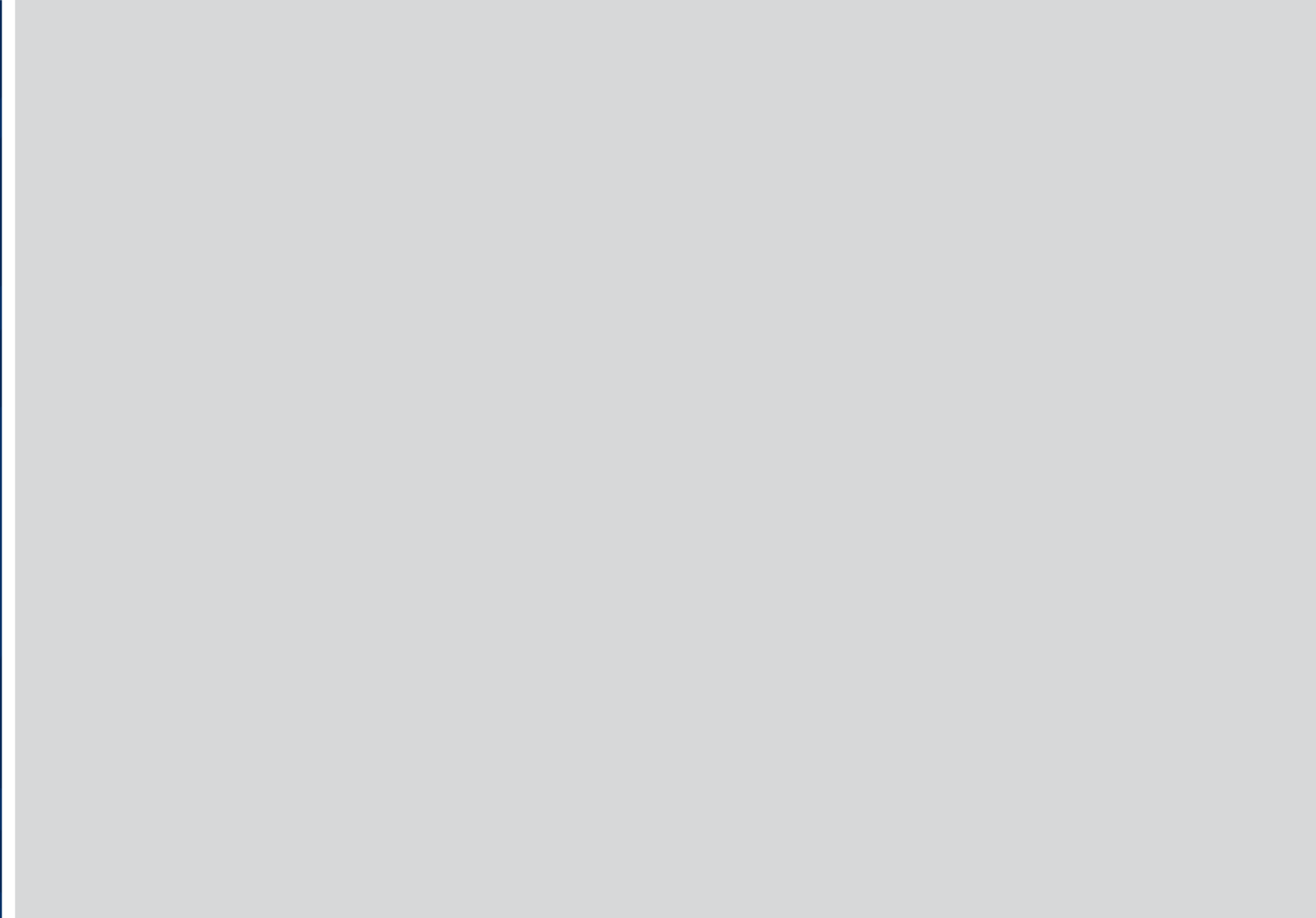
- One letter referencing the project, no direct comments on plan
- Two emails received post-staff report publication
 - One email (March 23rd) concerns about housing development and loss of commercial areas, general concern about SB330 projects
 - March 24th emails in support of the project

Recommended Actions

That the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Find the project exempt from CEQA;
2. Approve the following permits based on revised resolutions:
 - a. Use Permit (U-2024-008);
 - b. Architectural & Site Approval Permit (ASA-2024-011)
 - c. Tentative Subdivision Map (TM-2024-006); and
 - d. Tree Removal Permit (TR-2024-033).





State Housing Laws

Housing Accountability Act (HAA)

Prohibits cities from disapproving, or adding conditions that would render a project infeasible except in specific circumstances

- a. The proposal is in violation of an objective general plan or zoning standard; or
- b. The project will result in a specific adverse impact to public health and safety.

Housing Crisis Act (a.k.a. "SB 330" or "HCA")

Streamlines housing permit processing and allows applicants to vest ("lock-in") fees and standards in effect at the time of SB330 preliminary application submittal.

SB 330 preliminary application submitted January 29, 2024

State Housing Laws Cont.

Density Bonus Law

Allows for:

- Increase to base density;
- Unlimited waivers to development standards that would physically preclude the project as designed;
- Concessions to modify development to achieve cost reduction; and
- Reduced parking standards.

Project includes request for 10 waivers and two concessions.

State Housing Laws Cont.

No Net Loss (SB 166)

- Requires the City to ensure development opportunities remain available to accommodate regional housing need allocation (RHNA)

Findings of No Net Loss can be made with approval of this project

Findings Required for Denial of a Waiver or an Incentive/Concession

- That the waiver or incentive/concession would have an adverse impact on real property listed in the California Register of Historic Resources; or
- That the waiver or incentive/concession would have a specific, adverse impact upon public health or safety or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the residential project unaffordable to low- and moderate-income households; or
- That the waiver or incentive/concession is contrary to state or federal law.

The Canopies

20807-20883 STEVENS CREEK BLVD



Agenda



Introductions



Ownership Overview



Project Introduction



Project Timeline



What We Have Heard



Why Residential/The Opportunity



Project Information

Introductions

J. Blair Volckmann – Partner

Blair joined Harvest Properties in 2010 and is responsible for the sourcing and acquisition of new investments. He works in all aspects of operating and expanding the firm’s portfolio, including investment selection, financings, dispositions and capital relations. He co-heads the entitlement and development team with Preston O’Connell and oversees acquisitions at Harvest.

Prior to joining Harvest, Blair spent three years in Eastdil Secured’s San Francisco office underwriting more than \$4 billion of office, retail and industrial transactions. Blair holds a Bachelor’s degree from Vanderbilt University and serves on the board of NAIOP Silicon Valley and City of Hope.



Kevin Choy, P.E. – Director

Kevin joined Harvest Properties in July 2022. At Harvest, Kevin is responsible for supporting all aspects of the development and construction process across a variety of commercial, multi-family and mixed-use projects that range from building repositionings and capital improvements to entitlement and ground-up development.

Prior to Harvest, Kevin served as Development Project Manager for Lendlease leading the initial feasibility, design and early entitlement components of a Mountain View-based commercial project in partnership with Google. Kevin holds a Bachelor’s degree in architectural engineering from California Polytechnic State University, San Luis Obispo. He is a member of the Urban Land Institute’s Young Leaders Group Advisory Committee and currently co-chairs the Ventures in the Vineyards event series for ULI YLG.

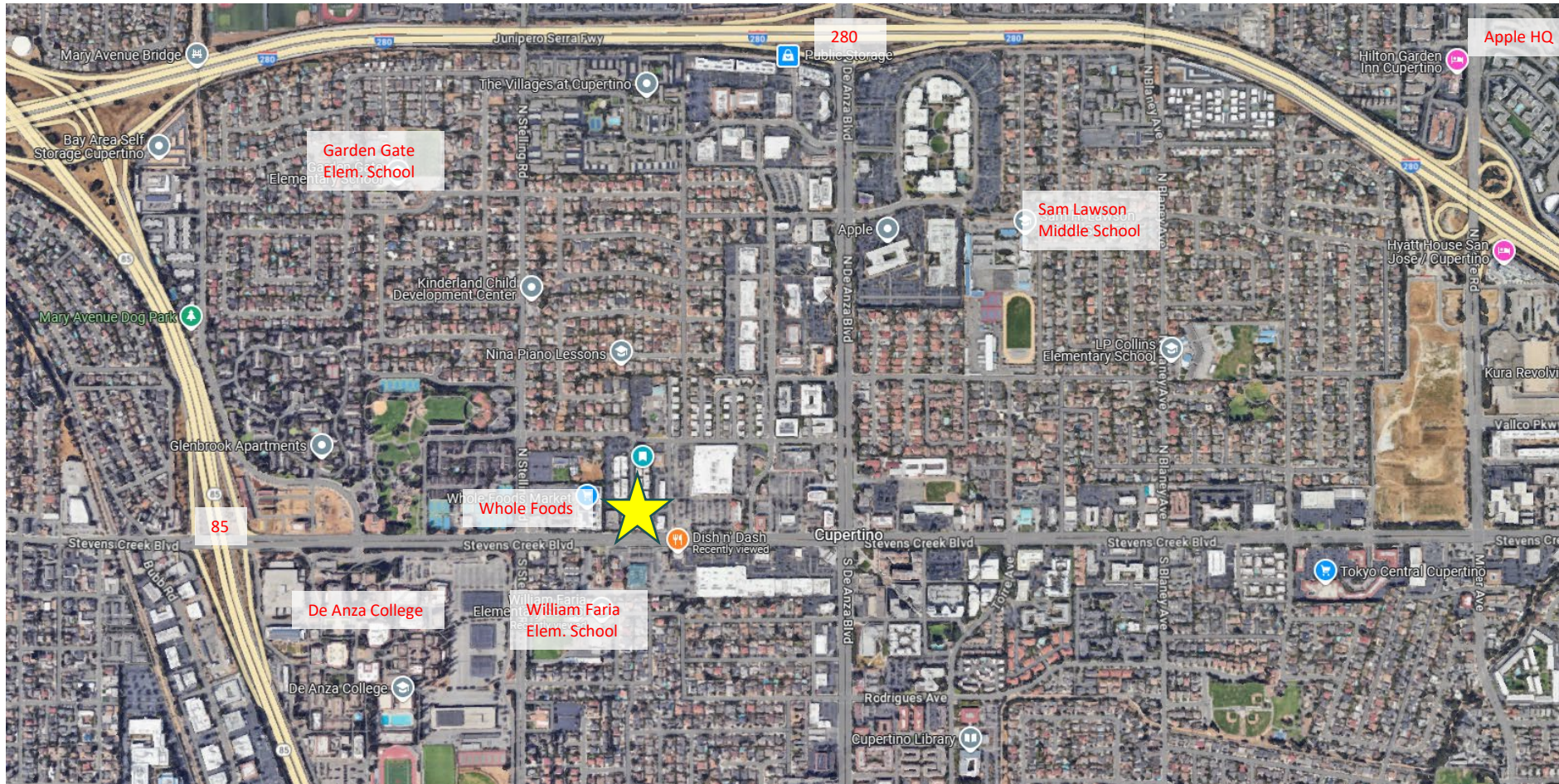


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DESIGN LIVES

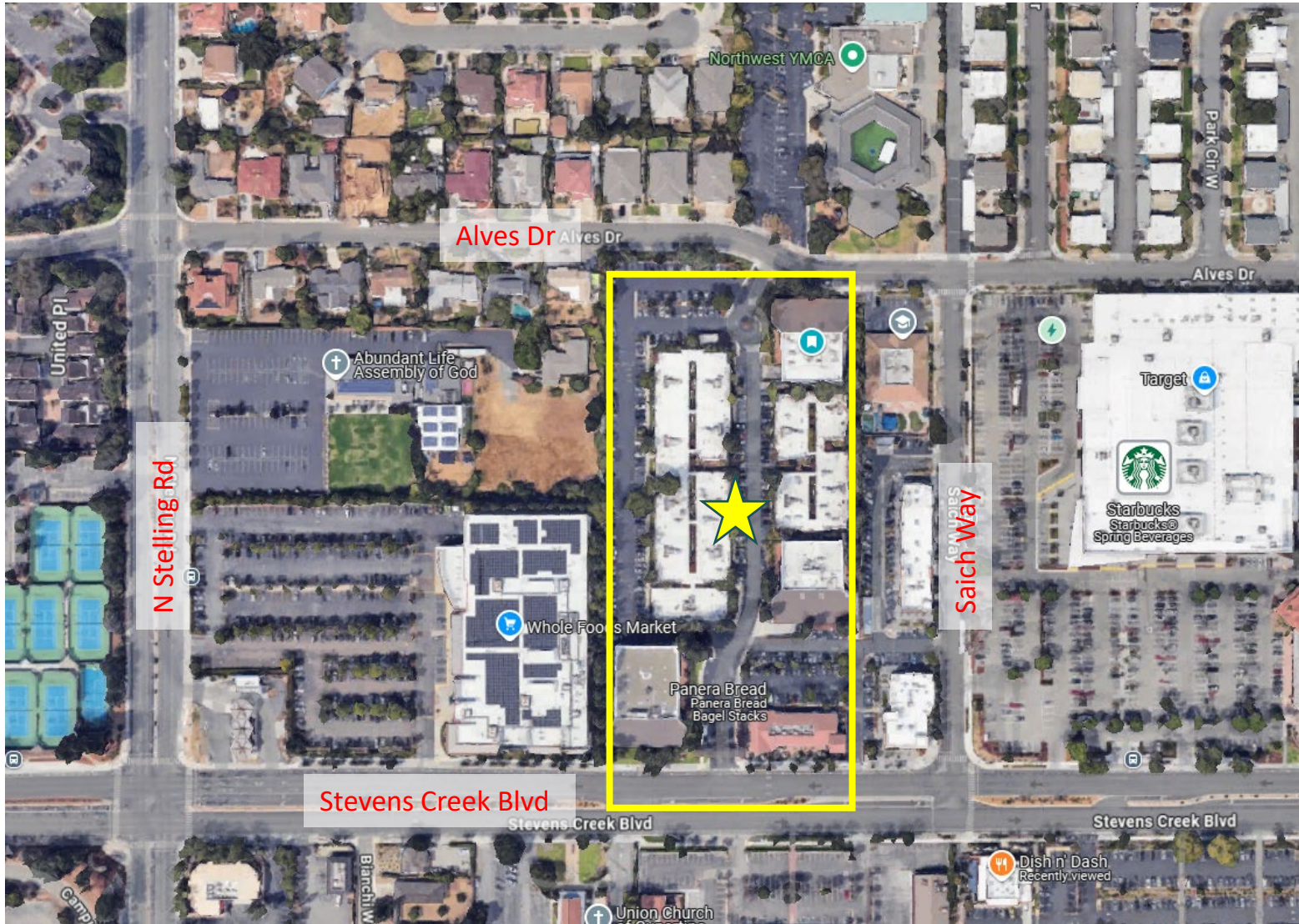
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Project Location



Project Address: 20807-20883 Steven's Creek Blvd

Project Location



Project Timeline

Ownership has diligently processed this housing project for the past one and half years and engaged with Staff, the Community, and elected officials to present today's project.

WHEN	ACTION
April '24	Submitted Project's SB330 Application
September '24	Submitted Project's Major Application
November '24	1 st Community Meeting
February '25	Major Application Deemed Complete
March '25	2 nd Community Meeting
March & April '25	Planning Commission and City Council Engagement & Feedback
March – July '25	Alternate Design Investigations
Feb '25 – Jan '26	Major Application Consistency Review

What We Have Heard

The Team has hosted two community meetings with the public, met with Planning Commissioners and City Council members, and met with other members of the public and business community. In those meetings we have heard the following themes and responded accordingly.

What did we hear:

- The onsite trees are worth preserving
- Will this project exacerbate traffic issues in the area?
- What will happen to the Retail onsite?
- What open space is being provided?



How did we solve it:

- The project is preserving the existing pear trees along Steven’s Creek Blvd.
- The project has completed a traffic study, which has been peer reviewed by City Staff and their Traffic Consultant. That traffic study shows a ~40% net decrease of trips to the site.
- The project is proposing to remove the Retail to allow for new homes. Ownership commits to working with both Panera and Voyager Coffee to assist in finding a new location in Cupertino.
- The project provides 32,000 sq. ft. of open space onsite via the linear park at the center of the site + paseos between groupings of units. This is greater than the city requirement.

Project Introduction - Opportunity

20807 – 20883 Stevens Creek Blvd | Cupertino, CA

Size | Description : ~117,500 sf | 6, 1-2-story older commercial bldgs.

Project Plan: Convert older existing bldgs. to 122 residential units

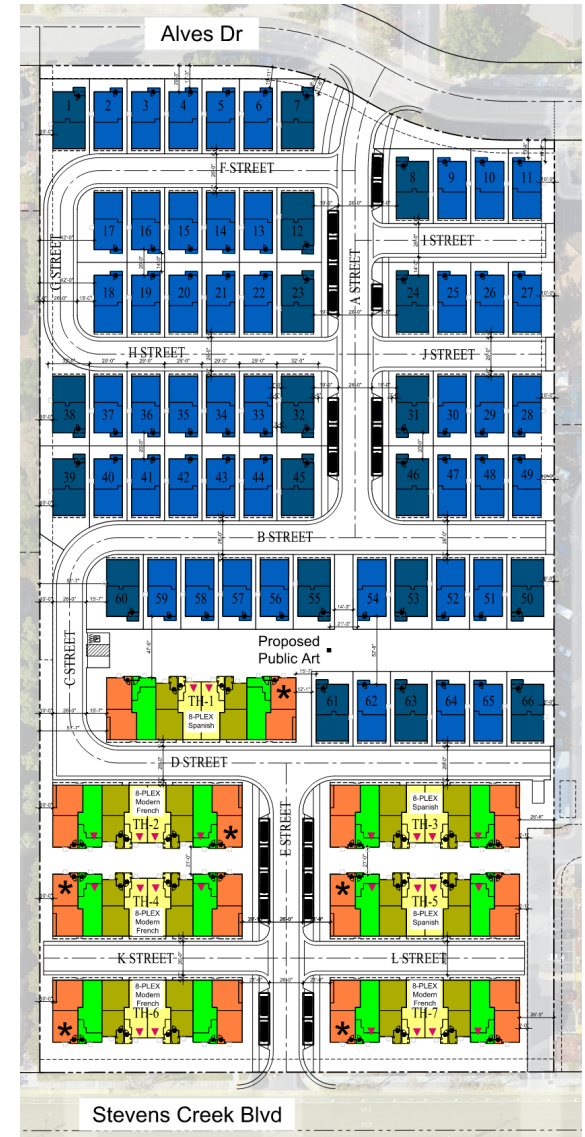
Re-Entitlement Thesis & Strategy

Project's Guiding Principles:

- **For Sale Housing:** Production of for-sale housing in the last cycle was minimal at best. Rental product is denser, has been produced historically, and doesn't pencil
- **Demographics are changing:** As Millennials age and have kids, they are looking for places to put down roots and form a home
- **Appropriate Density:** Look to reduce visual impacts by reducing density/size/scale of the development
- **Consider City Tax Revenue:** For-sale housing produces more property tax revenue to the City than apartments
- **Respect the surrounding neighborhood's character:** Respect the scale of development, single-family neighborhood, to the project's north
- **Engage the Stakeholders:** Engage with and elicit feedback from the project's stakeholders
- **Utilize State Housing Laws:** Utilize the various State Laws that promote housing to produce the maximum reasonably achieved homes on this site

Why Redevelop:

- **Buildings are at the End of their Useful Life:** Buildings are over 40 years old
- **Apple is Vacating:** Apple occupies 65% of the project and has notified us that they are vacating
- **Office Demand has Changed:** Office demand has fundamentally changed. There are millions of square feet that are vacant in the valley
- **Lenders & Capital Markets have Devalued Office:** Financing for office is almost unavailable due to current interest rates + where lenders value office when compared to pre-Covid



Project Benefits



122 for-sale homes proposed
>51 planned within HE



20% Affordable = 24 BMR Homes



~\$10M in Impact Fees Paid



~\$160k/yr in net additional City
General Funds



Consistent with General Plan and
Zoning

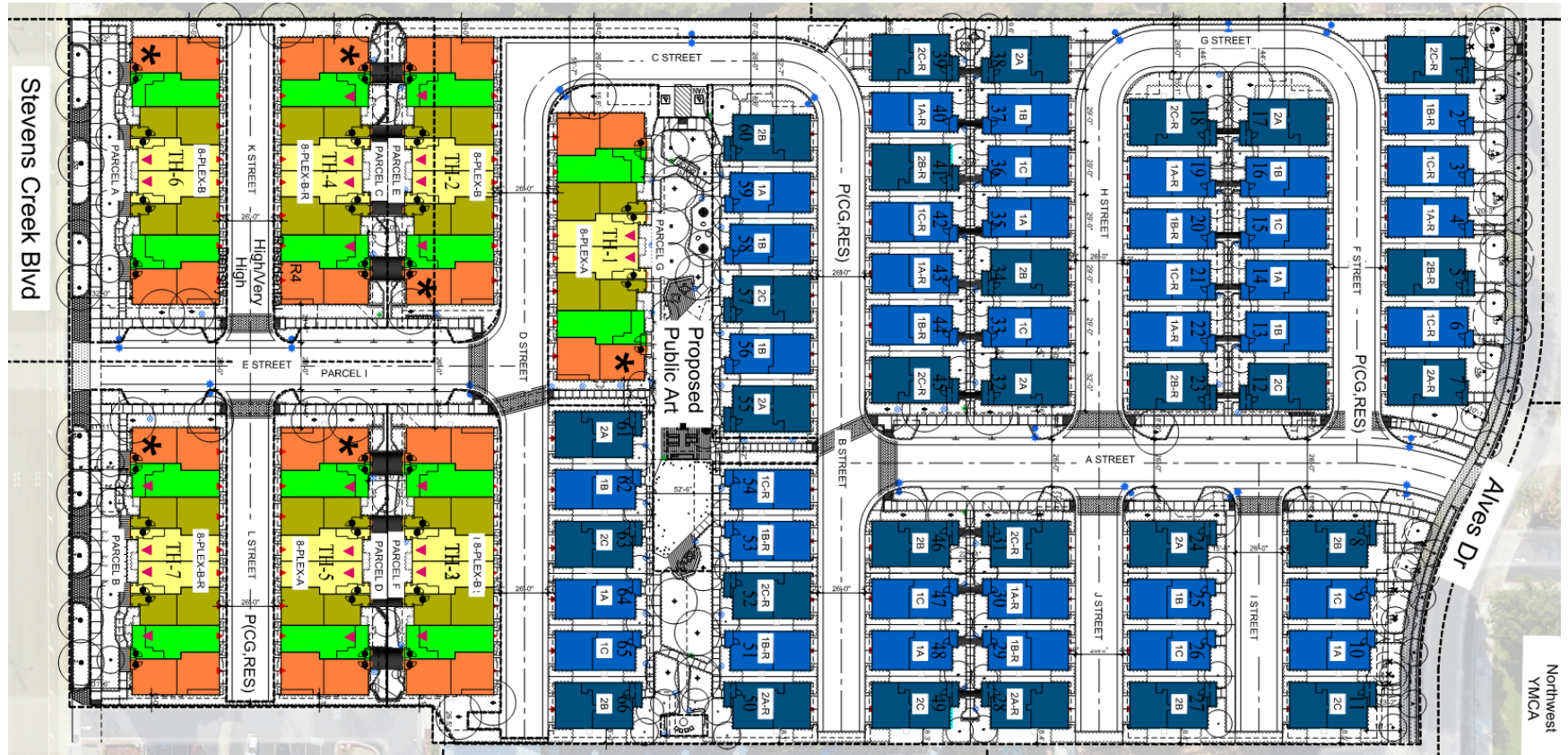


Reduction in trip count by ~40%

Rendering – Stevens Creek Blvd Entrance



Project Introduction – Site Plan



Single Family Dwelling (SFD)	Total Unit Count Per Site	Sq. Ft. (Gross) per Unit **	Bedrooms	Baths	Garage
Plan 1/1R	37	2,271	4	3.5	2-Car side x side
Plan 2/2R (Roof Top Deck)	29	2,781	4	3.5	2-Car side x side
Total	66				

Townhouse (TH)	Total Unit Count per Site	Sq. Ft. (Net) per Unit ***	Total Sq. Ft. (Net) per Site ***	Bedrooms	Baths	Garage
Plan 1/1R****	14	1,380	19,320	3	3	tandem
Plan 2/2R*****	14	1,607	22,498	3	3	tandem
Plan 3/3R	14	1,788	25,032	3	3.5	side x side
Plan 4/4R (Roof Top Deck)	14	2,329	32,606	4	3.5	side x side
Total	56		99,456			

Landscape Site Plan



Renderings – Internal Linear Park



Renderings – Townhome on Stevens Creek



Renderings – SFDs on Alves



Thank you

