



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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PLANNING COMMISSION STAFF REPORT

Meeting: August 14, 2018

SUBJECT

Architectural and Site Approval Permit to consider allowing façade modifications to an existing commercial building (Target) and site improvements including restriping, and the creation of two public portals along Stevens Creek Blvd. and Saich Way and a Tree Removal Permit to consider allowing the removal and replacement of 43 protected development tree located within the proposed development area. (Application No(s): ASA-2018-01, TR-2018-04; Applicant(s): Jennifer Kirby (Kimley-Horn); Location: 20745 Stevens Creek Blvd.; APN: 326-32-055)

RECOMMENDED ACTIONS

That the Planning Commission adopt the proposed draft resolutions to:

1. Find the project exempt from CEQA (Attachment 1);
2. Approve the Architectural and Site Approval Permit (ASA-2018-01) (Attachment 1);
3. Approve the Tree Removal Permit (TR-2018-04) (Attachment 2).

DISCUSSION

Project Data:

General Plan Designation:	Commercial/Office/Residential	
Special Area:	Heart of the City	
Zoning Designation:	P (CG, Res) / Planned Development General Commercial and Residential	
	Existing	Proposed
Property Area:	359,806 s.f. / 8.26 acres	No Change
Floor Area (s.f.):	128,429 s.f. / 2.9 acres	No Change
Floor Area Ratio:	35.7%	No Change
Building Height:	21' (top of parapet)	23'-6" (top of parapet at entrances only)
	Required	Proposed
Auto Parking:	514 (<i>per Municipal Code</i>)	507 (<i>per parking study</i>)
Bicycle Parking:	26	28

Project Consistency with	
General Plan:	Yes
Zoning:	Yes
Environmental Assessment:	Categorically Exempt

Background:

The project is located within the Heart of the City Specific Plan Area within the Crossroads subarea and North Crossroads Node. The Crossroads subarea is intended to be an active, pedestrian-oriented shopping district promoting active retail uses with entries along the street, creating public gathering spaces and plazas, and encouraging outdoor dining along the Stevens Creek Boulevard corridor. The surrounding uses include the Saich Way Station retail center and a childcare center to the west, Cupertino Crossroads retail center to the south (across Stevens Creek Blvd.), a restaurant and the Marina Plaza retail center to the east, and a multi-family residential neighborhood to the north.

A previous development proposal (File #: ASA-2016-07 and TR-2016-38) was approved by the Planning Commission on September 27th, 2016 to allow a remodel of the existing



store and parking lot as part of Target’s test program to provide an improved and reimagined customer shopping experience. A building permit application was submitted in late 2016 but placed on hold in early 2017.

Since then, Target has refined its branding strategies based on other field testing sites and, as part of their National Remodel Program, has changed their scope of work. The project proposal is a remodel of the existing Target store

Figure 1 - Existing Land Uses

including interior, exterior, and site improvements to enhance the brick-and mortar shopping experience with no increase in square footage (See Attachments 3 and 4).

Analysis:

Architectural Design and Site Planning

The project implements the new corporate strategy by proposing a sleek contemporary aesthetic, utilizing varied façade materials, creating public plazas adjacent to the public sidewalks, providing defined and enhanced pedestrian and bicycle connections, and integrating an interactive mural on the western and southern elevations (*General Plan Strategies LU-3.3.1 Attractive Design, LU-3.3.6 Architecture and Articulation, and LU-15.1.2 Streetscape.*) The project incorporated recommendations from staff and the City's consulting architect (See Attachment 5) and includes the following features:

- Ensure visual and physical connections from public sidewalk to project
- Provide bicycle racks and benches at entry plaza and at public portals
- Provide enhanced paving and landscaping at public portals and walkways
- Provide additional public art to enhance pedestrian and bicyclist experience
- Extend wood board paneling and other landscape elements to soften the existing stucco treatment on the building.

The façade modifications will have a strong emphasis on the experience at entrances including the public portals and entry plaza. Currently, the building has a single entrance into the Target store, housed under a portico-like entrance feature designed as a stucco frame with a tiled hipped roof (See Figure 2 inset). With the proposed project, the applicant proposes to remodel the existing entrance, add a new entrance on the western elevation of the building and new order pickup entrances on both the southern and eastern elevations close to the southeast corner of the building.



Figure 2 – Existing and Proposed Southern Elevation

The façade improvements primarily consist of providing two primary entrances — one facing Stevens Creek Boulevard and the other facing Saich Way (See Figure 2) and the addition of a modern winged wrap-around canopy at the southwest corner of the building to help accentuate the entrance. The two entries lead to a landscaped and paved entry plaza with outdoor seating at individual tables and chairs and planters with integrated benched seating.

The two main entrances and the pick-up entrance (on the eastern elevation) are highlighted with wood siding on the parapet and on the underside of the canopy using Stonewood’s architectural paneling (Mambo) and below the canopy drip line using Stonewood’s darker grain (Cocobala).

The canopy cuts across the façade at an angle running from the entrances on the southwest corner to the southeast corner and to the northwest corner. The project proposes to paint the stucco areas above the canopy line beige-white and areas below the canopy line red. The north building elevation (along Alves Drive) is proposed to be enhanced by installing three-dimensional trellis panels with associated vegetation, to add articulation to the existing stucco wall and soften the side of the building that is facing residential uses (*Strategy LU-13.7.5 Neighborhood Buffers*).

Site Improvements

Public Portal

The applicant has provided public space (or portals) adjacent to the public sidewalk, which identify areas of connectivity between the building and the right-of way. Providing these public portals furthers the City’s General Plan policies *LU-2.2. Pedestrian Oriented Public Spaces* and *LU-5.3 Enhance Connections*. These portals are designed as passive rest areas.

The portal along Saich Way is about 500 sq. ft. The portal along Stevens Creek Blvd., situated next to the existing bus stop, is about 1,100 sq. ft. These plaza areas will be paved with concrete pavers and bounded by drought-tolerant groundcover landscaping. Additional features include:

- Rectilinear benched seating;
- A waste trio station;
- Bicycle parking and a bike repair station;
- In-ground tree planting area; and
- Two circular sculptural art benches designed with the same motif as the mural at the entrance of the building (See Public Art section below).

Frontage Improvements

As a result of the comments from the City's consulting architect and discussions with staff, to further General Plan policies and goals of the Heart of the City related to promoting walkability and accessibility to active retail frontages, each of the side streets (excluding Alves Drive) are connected to the building via enhanced walkways utilizing concrete pavers (*Strategy LU-13.7.3 Connectivity*). Furthermore, the proposed walkways from Saich Way and the existing walkway off Stevens Creek Blvd. will lead to the newly proposed public portals.

The existing street frontage and public-right of way along Stevens Creek Blvd and Saich Way has a monolithic curb. In compliance with the requirements of the Heart of the City Specific Plan, the applicant is proposing to implement the envisioned Streetscape Concept by separating the sidewalk from the roadway by reversing the location of the sidewalk and landscaping. The applicant proposes to plant trees to create a double row of trees along the sidewalk where currently none exists. These improvements are proposed along the entire length of Parcel 1 (APN 326-32-055) and Parcel 2 (APN 326-32-056) along Stevens Creek Boulevard and Saich Way. Additionally, areas next to the landscape areas will be enhanced with paving consistent with the design of adjacent parcels. Furthermore, where appropriate, such as at the intersection of Saich Way and Stevens Creek Blvd. pear trees (*Pyrus calleryana*) will be planted in rows on both sides of the sidewalk, consistent with the Heart of the City streetscape design for Central Stevens Creek Boulevard. The Department of Public Works will review and approve the final improvements prior to issuance of building permits.

Landscaping and Trees

The project includes the removal of 43 protected trees. The trees are considered required approved development trees per Section 14.18.050 of the Cupertino Municipal Code. The species proposed to be removed include pear trees, crape myrtles, silk trees, jacarandas, cherry trees, and Japanese maples. The majority of the tree removals are due to the poor health of the trees and/or because the trees are in conflict with the proposed improvements (including the proposed public portals.) The replacement trees comply with the guidelines identified in Municipal Code Section 14.18.160 (See Table 1.) The majority of the on-site trees are in good condition and are located beyond the area of development, within the parking lot, and along the perimeter of the site. In an effort to retain a mature tree canopy on-site, any trees not affected by the proposed development, and in good condition, will be preserved.

Diameter of Trunk Size of Removed Tree	Required Size of Replacement Tree per Removed Tree	Removed	Proposed Replacement
Up to 12 inches	One 24-inch box tree	36	36
Over 12 inches and up to 36 inches	Two 24-inch box trees <u>or</u> One 36-inch box tree	7	Five 24-inch and five 36-inch

The proposed replacement species include pear trees, jacarandas, and Western sycamores. Final locations and species of the trees will be reviewed and approved prior to building permit issuance. Additionally, staff recommends an arborist peer review be conducted prior to the issuance of demolition permits, to confirm the condition of retained trees, installation of tree protection measures, and at the end of construction, to verify the number and completion of replacement plantings.

Public Art

The applicant partnered with a local Bay Area artist to provide public art as part of the façade improvements (*General Plan Policy LU-2.2 Pedestrian-Oriented Public Spaces and LU-7.1 Public Art.*) Michael Bartalos, the artist selected by the Target Creative Team, designed the three-paneled mural to capture and celebrate the natural scenery in and around Cupertino (See Attachment 6) in the piece titled *Tree Town*. The mural is located at the southwest corner of the building between the two new entrances. The motifs include trees, animals, and Cupertino landmarks that cumulatively span a distance of more than 100 linear feet on both the western and southern elevations. The mural also includes an interactive element in the form of a bench stylized like a tree swing hanging from a Big Leaf Maple tree in the background. This element is located on the wall facing Stevens Creek Blvd.



In addition to the mural, the circular benches proposed at the public portals are designed to reference the imaging and motifs of the mural. The colors used on the seating also complements the colors used on the murals' graphics.



Parking

Automobile Parking

The parking ratio for properties zoned general commercial is 1 parking space per 250 square feet but an alternative standard may be allowed within a Planned Development zone where a parking study can justify a reduced standard. A parking study allows a development the flexibility to evaluate its parking need based on actual demand. A flexible parking standard allows for the promotion of other City and project goals such as improved walkability and bikeability. For example, in this case, a reduction in parking standards allows the applicant to replace parking spaces adjacent to the enhanced walkways with the proposed public portals, for improved public spaces and pedestrian and bike access, and create bioretention areas between parking stalls in the northwest parking area, for improved stormwater runoff quality.

In 2016 (with the previously proposed project,) Hexagon Transportation Consultants Inc. prepared a parking study to survey the existing parking conditions (See Attachment 7.) The study was conducted on two Saturdays during peak hours in June and the results are summarized below:

Parking Study Parameters	Number of Parking Spaces	Spaces occupied – peak hours	Percent of excess parking
Existing conditions	616	319 – 367	28-37%
2016 proposal	428	319 – 367	15-25%

Under existing conditions, the study included parking spaces on three parcels on the block on which a recorded shared parking access easement exists. However, under the “2016 proposal” the study only includes the parking stalls on the Target parcel (i.e., the most conservative count). The parking study indicates that only between 319 and 367 spaces were occupied at any time indicating that there is excess parking on site and a reduced parking standard can accommodate the parking needs for the site. Furthermore, the restriping at the southwest corner of the parcel results in an additional 10 stalls from the existing condition. Therefore, the proposed 507 parking spaces on the Target site is adequate to accommodate its parking needs.

Bicycle Parking

The standard for properties zoned general commercial is 1 bicycle parking space per 5,000 square feet resulting in the requirement of 26 stalls. The applicant proposes a total of 28 parking stalls with 26 short-term bike stalls and two secure long-term bike lockers. The bicycle parking spaces are dispersed around the site: four stalls are proposed at the Saich Way public portal; eight are located at the Stevens Creek Blvd public portal; 14 are located

at the southwestern entry plaza; and the two bike lockers are located by the employee entrance on the eastern side.

Signage

Signs are not approved as part of this development review and will be reviewed at a later date.

Environmental Assessment:

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 Existing Facilities (Class 1) consisting of repair, maintenance, and minor alteration of existing facilities.

Other Department/Agency Review:

The City's Building Division, Public Works Department, Environmental Services Division, the Santa Clara County Fire Department, and the Santa Clara County Sheriff's Office reviewed the project and have no objections.

PUBLIC NOTICING & OUTREACH

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

Public Notice	Agenda
<ul style="list-style-type: none">▪ Site Signage (14 days prior to the hearing)▪ Legal ad placed in newspaper (at least 10 days prior to the hearing)▪ 30 public hearing notices mailed to property owners within 300 feet of the project site (10 days prior to the hearing)	<ul style="list-style-type: none">▪ Posted on the City's official notice bulletin board (one week prior to the hearing)▪ Posted on the City of Cupertino's website (one week prior to the hearing)

No public comments have been received as of the date of production of this staff report (August 7, 2018).

PERMIT STREAMLINING ACT

This project is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

Project Received: February 2, 2018; *Deemed Incomplete:* March 1, 2018

Project Resubmission: March 23, 2018; *Deemed Incomplete:* April 18, 2018

Project Resubmission: June 22, 2018; *Deemed Complete:* July 19, 2018

Project Resubmission: August 3, 2018; *Deemed Complete:* August 7, 2018

Since this project is Categorically Exempt, the City has 60 days (until October 7, 2018) to make a decision on the project.

CONCLUSION

Staff recommends approval of the project since the project and conditions of approval address all concerns related to the proposed development and all of the findings for approval of the proposed project, consistent with Chapter 19.168 and 14.18 of the Cupertino Municipal Code, may be made.

NEXT STEPS

Should the project be approved, the Planning Commission's decision on this project is final unless an appeal is filed within 14 calendar days of the date of the mailing of the decision, on August 28, 2018. The applicant may apply for building and other permits at the end of the appeal period to allow for the construction of the proposed improvements.

This approval expires on August 14, 2020, at which time the applicant may apply for a one-year extension.

Prepared by: Ellen Yau, Associate Planner

Reviewed by: Piu Ghosh, Principal Planner

Approved by: Benjamin Fu, Assistant Director of Community Development

ATTACHMENTS:

- 1 – Draft Resolution for ASA-2018-01
- 2 – Draft Resolution for TR-2018-04
- 3 – Plan Set
- 4 – Development Narrative
- 5 – Consulting Architect's Comment Letter
- 6 – Artist Bio and Public Art Design
- 7 – Parking Study