

CC 05-06-2025

Item No. 13

Modification to
Westport
Development

Written Communications

From: [James Lloyd](#)
To: [Liang Chao](#); [Kitty Moore](#); [Sheila Mohan](#); [J.R. Fruen](#); [R "Ray" Wang](#); [City Council](#)
Cc: [Piu Ghosh \(she/her\)](#); [City of Cupertino Planning Dept.](#); [City Attorney's Office](#); [Cupertino City Manager's Office](#); [City Clerk](#)
Subject: public comment re item 13 for 5/6/25 Council meeting
Date: Monday, May 5, 2025 2:54:51 PM
Attachments: [Cupertino - 21267 Stevens Creek Boulevard - HAA Letter - CC.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Council,

The California Housing Defense Fund ("CalHDF") submits the attached public comment re item 13 for the 5/6/25 Council meeting, the proposed 272-unit housing development project at 21267 Stevens Creek Boulevard, including 29 units affordable to very low-income households.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - <https://calhdf.org/donate/>



May 5, 2025

**City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014**

Re: Proposed Housing Development Project at 21267 Stevens Creek Boulevard

**By email: lchao@cupertino.gov; kmoore@cupertino.gov; smohan@cupertino.gov;
jrfruen@cupertino.gov; rwang@cupertino.gov; citycouncil@cupertino.gov**

**CC: piug@cupertino.gov; planning@cupertino.gov; CityAttorney@cupertino.gov;
CityManager@cupertino.gov; CityClerk@Cupertino.gov**

Dear Cupertino City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state housing laws when evaluating the proposed 272-unit housing development project at 21267 Stevens Creek Boulevard, including 29 units affordable to very low-income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and AB 2097.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible or reduce the project’s density unless, again, such written findings are made. (*Id.* at subd. (d).) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

and concessions with respect to ground floor retail, in addition to the previously approved waivers and concessions, unless it makes written findings as required by Government Code, section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, or as required by Government Code, section 65915, subdivision (d)(1) that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Finally, the project is exempt from off-street parking pursuant to AB 2097 given its location near transit. CalHDF understands that City staff is contesting the applicability of the law to the project, given that the previous version of the project was entitled before the law came into effect.

First, the project is seeking amended entitlements, and staff have accordingly forced the project to go through additional environmental review accordingly. A denial of the amended entitlements would be a denial of the project, governed by the restrictions imposed on the City by the HAA, outlined above. The presence of any previous entitlement on the site does not change the need for the city to make findings under the HAA for any denial of the project currently under consideration.

Additionally, AB 2097 clearly states “Therefore, this section shall be interpreted in favor of the prohibition of the imposition of mandatory parking minimums as outlined in this section.” (Gov. Code, § 65863.2, subd. (i).) The Legislature has clearly articulated its intent that local agencies should interpret the law as prohibiting parking requirements.

Furthermore, the California Department of Housing and Community Development (“HCD”) has issued [guidance](#) that AB 2097 can, in fact, be applied retroactively. From page 6 of the linked January 2025 memorandum:

Can AB 2097 be used to eliminate an existing parking agreement?

Yes, with the exception of contractual commercial parking agreements with a public agency that were executed before January 1, 2023.

The parking in question is not a contractual commercial parking agreement with a public agency, and therefore the HCD guidance is that AB 2097 can be used to eliminate the parking agreement between the applicant and the city.

Finally, it is unclear why the City is fighting to impose parking requirements on assisted living and memory care units, where residents are likely unable to drive or choose not to.

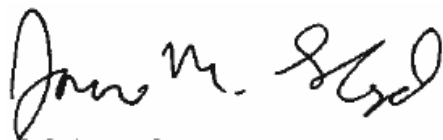
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will provide badly-needed affordable housing; it will bring increased tax revenue and new customers to local businesses; and it will reduce displacement of existing residents into homelessness. Most importantly, it will allow seniors to age with dignity by providing invaluable assisted living and memory care housing. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

From: radler.digiplaces.com
To: [City Clerk](#)
Subject: PPT slides for May 6 City Council meeting, Item #13
Date: Monday, May 5, 2025 10:55:33 AM
Attachments: [Richard Adler 5.6.25.pptx](#)

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Attached is a Powerpoint presentation (3 slides) that I would like to use with a public comment I plan to make in relation to Item #13 on the City Council meeting agenda for tomorrow night, May 6th (*Modification to a previously approved Development Permit and Architectural & Site Approval for the Westport Development*).

Thank you,

Richard Adler

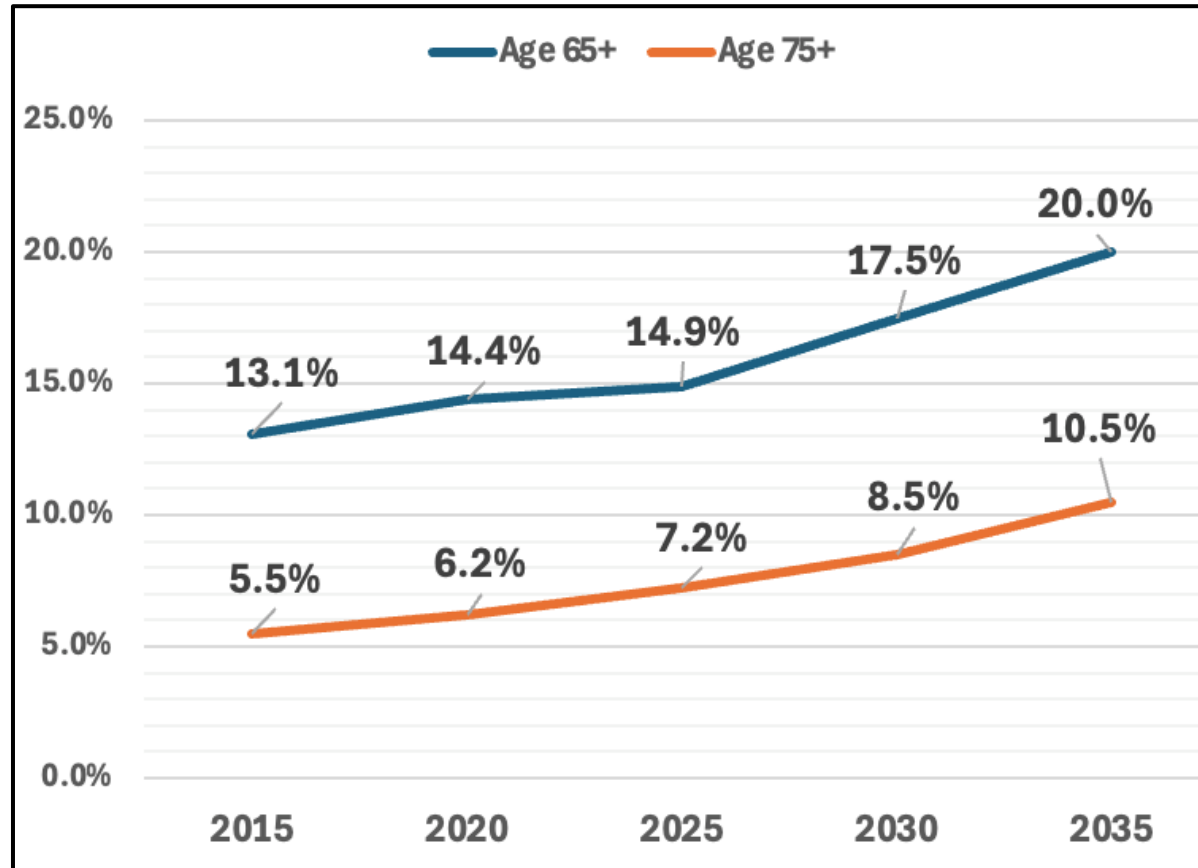
Age Friendly Cupertino

Presentation to Cupertino City Council

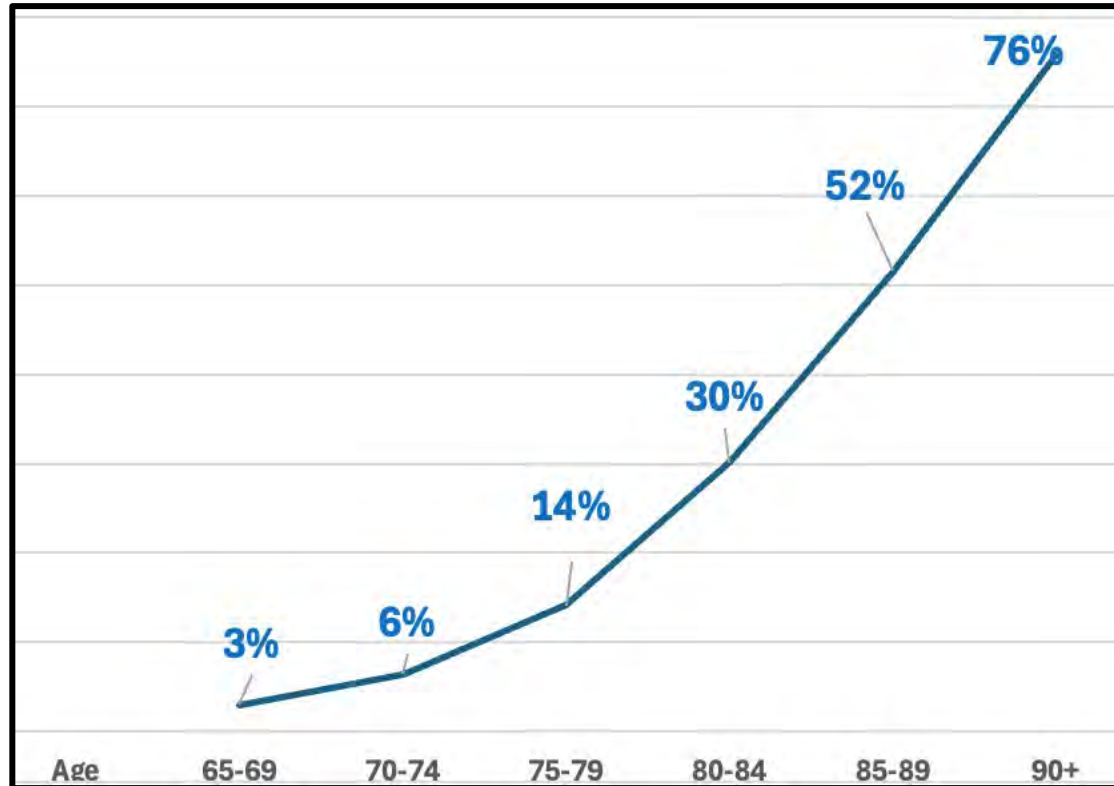
Item #13:
Westport Development Permit Modification

Richard Adler
Age-Friendly Cupertino
May 6, 2025

Cupertino's 65+ and 75+ Population 2015-2035



Need for Assisted Living by Age



Assisted Living
Units Available

2025:
221

2035:
?

Prevalence of Alzheimer's in Cupertino's 65+ Population

<u>2025</u>	<u>2035</u>
8,445 Cupertino's 65+ population	11,400 Cupertino's 65+ population
10.6% % with Alzheimer's	11% % with Alzheimer's
895 65+ residents with Alzheimer's	1,250 65+ residents with Alzheimer's

Memory Care
Units Available:

103

?

Data Sources

1. Cupertino's 65+ Population, 2015-2035

2015 City of Cupertino Parks and Recreation Master Plan Demographic Analysis (2016)

2020 Same as above (updated for 2020)

2025 Neilsberg demographic insights

2030-35 Projections:

- Santa Clara County Office of Aging Reports
- State of California Department of Finance population projections
- U.S. Census Bureau trends and regional aging patterns in Silicon Valley

2. Prevalence of Alzheimer's in Cupertino, 2025-2035

Alzheimer's Association: 2024 Alzheimer's Disease Facts and Figures

<https://www.alz.org/media/Documents/alzheimers-facts-and-figures.pdf>

California Department of Public Health – Alzheimer's in California

<https://www.cdph.ca.gov>

U.S. Census Bureau Population Estimates and Projections

Santa Clara County Public Health Department – Aging and Health Reports

<https://publichealth.sccgov.org>

Neilsberg Demographic Reports (2025 estimates)

<https://www.neilsberg.com/insights/cupertino-ca-population-by-age/>

From: DeWitt, Cascade <cascade.zak@related.com>
Sent: Monday, May 5, 2025 1:32 PM
To: Nicholas Roosevelt <nroosevelt@jabramslaw.com>; Liang Chao <lchao@cupertino.org>; City Council <citycouncil@cupertino.gov>
Cc: James Abrams <jabrams@jabramslaw.com>; Simsik, Balint <Balint.Simsik@related.com>; Gian Martire <GianM@cupertino.gov>; Floy Andrews <FloyA@cupertino.gov>; City Attorney's Office <cityattorney@cupertino.gov>
Subject: RE: Letter Regarding Item #13 on City Council's Agenda for May 6 (Westport Project Building #1)

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Please try this link:

<https://related.box.com/s/qf05uttembjt7hgk3d2frcqyfnhg21xi>

Cascade Zak DeWitt

(415) 342-4638

cascade.zak@related.com

From: Nicholas Roosevelt <nroosevelt@jabramslaw.com>
Sent: Monday, May 5, 2025 12:55 PM
To: lchao@cupertino.org; citycouncil@cupertino.gov
Cc: James Abrams <jabrams@jabramslaw.com>; Simsik, Balint <Balint.Simsik@related.com>; DeWitt, Cascade <cascade.zak@related.com>; Gian Martire <GianM@cupertino.gov>; Floy Andrews <FloyA@cupertino.gov>; cityattorney@cupertino.gov

Subject: Letter Regarding Item #13 on City Council's Agenda for May 6 (Westport Project Building #1)

Dear Mayor Chao and Councilmembers—

In the following link, please find a letter regarding tomorrow's hearing on the proposed modifications to Westport Project Building 1 (Item #13 on the Council's agenda for tomorrow evening):

<https://www.dropbox.com/scl/fi/bo74navus1i21wi48hrs4/J-Abrams-Letter-re-Westport-Revised-Program.pdf?rlkey=0fajpzbthtz0s25jp5rpwne8b&dl=0> [dropbox.com]

Please do not hesitate to contact me if you have any issue accessing the file link (the link is necessary as opposed to an email attachment due to the size of the attached September 6, 2024 plan set for the proposed modifications).

Thanks,

Nick

Nick Roosevelt

J. Abrams Law, P.C.

538 Hayes Street

San Francisco, CA 94102

Email: nroosevelt@jabramslaw.com

Cell: (504)-717-9251

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J. ABRAMS LAW, P.C.

538 Hayes Street
San Francisco, CA 94102

Nick Roosevelt
nroosevelt@jabramslaw.com

VIA E-EMAIL

May 5, 2025

Liang Chao
Mayor
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014-3255
lchao@cupertino.org

Re: Westport Cupertino Project, Building 1

Dear Mayor Chao and Councilmembers:

This firm represents the project sponsor of the “Building 1” development (“Building 1”) within the Westport Cupertino project (the “Project”). The City Council is scheduled to hear proposed modifications to the Project on May 6, 2025. In advance of the hearing we wish to raise the following issues with the City Council.

AB2097 & Condition Regarding Additional Parking

We refer you to our April 18, 2025 letter to the Planning Commission, which provides detailed reasoning why the Staff Report in the case file for your May 6 hearing incorrectly asserts that the Project is not eligible to use AB2097 to reduce its required parking (the letter can be found on page 25 of the public comment pdf included in the case file for the May 6, 2025 hearing). We were disappointed to see the Planning Commission adopt the staff report’s recommended condition of approval requiring that the Project add 20 additional surface parking spaces, but reiterate that in the interest of expedient approval of the Project, the project sponsor is willing to work with Planning staff on modifying the Project’s site plan to include 20 additional parking spaces. This would require reconfiguration of the ground-level plan for the site, likely including changes to the currently proposed landscaped and open areas and potentially including modifications to the building’s first-level floor plan to arrive at a more efficient parking layout capable of supporting the additional 20 spaces.

We continue to maintain that the City Council should reject the recommendation of staff and the Planning Commission and conclude that AB2097 does not permit the City Council to condition Project approval on the requirement to add 20 additional parking spaces. However, should the City Council ultimately chose to include the condition, we would ask that the Council’s condition clarify that any design modifications necessary to accommodate 20 additional spaces

shall be reviewed and finally approved by Planning staff, without additional hearings before the Planning Commission or City Council.

Plan Set

The case file for the May 6 hearing does not include the record plan set proposed by the project sponsor for approval and instead only includes a site plan sheet. Further, the draft approvals include in the case file for the May 6 hearing reference the initially submitted plan set for the Project dated April 1, 2024, instead of the latest resubmittal of the plan set addressing staff comment dated September 6, 2024. For the sake of record clarity, we have attached the September 6, 2024 plan set to this letter as **Attachment 1** and hope that staff will clarify on May 6 the correct plan set date reference for the Project's approvals.

Please note that we have made one change to the September 6, 2024 record plan set included as **Attachment 1**, which is a redline annotation on the cover sheet (Sheet G11) flagging that the listed parking figures are subject to the analysis and modifications recommended by staff in the Staff Report for the May 6 hearing (discussed on the previous page of this letter).

Increased Retail / Reduced Park Land Fee

In response to the Planning Commission's additional recommended condition of approval intended to incentivize adding 4,000 square feet of retail by waiving some or all of the Park Land Dedication In-Lieu Fee, City staff requested supplemental sponsor feedback on the feasibility and cost of including additional retail space on the ground floor of Building 1, the sponsor team conducted a preliminary assessment and believes it may be feasible to add approximately 2,500 square feet of additional retail space on the ground floor. Achieving this outcome would require relocating certain uses to Level 6, expanding the building's overall gross square footage, and reducing the currently proposed setbacks on Level 6 (that is, the building's currently proposed envelope would increase at Level 6). Sponsor estimates the increased cost to implement these changes would be approximately \$3 million.

These figures are based on an early-stage analysis, initiated specifically at City staff's request to evaluate the Planning Commission's recommended condition added at its hearing regarding the potential for any incremental retail that could be added and at what cost.

Notably, to sponsor's knowledge, City staff have not identified a pathway by which any incentive to add retail by waiver of the Park Land fee might be approved. Importantly, to maintain the financial viability of the Project, it is **critical** that no additional delays or discretionary approvals occur beyond the scheduled May 6, 2025 hearing.

We look forward to presenting the Project to the City Council on May 6 and respectfully request the City approve the requested modifications in a manner consistent with requests and clarifications set forth in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick V. Roosevelt", written in a cursive style.

Nick Roosevelt

CC:

All City Councilmembers
citycouncil@cupertino.gov

Gian Martire
Senior Planner
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Cupertino, CA 95014-3255
GianM@cupertino.org

Floy Andrews
City Attorney
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ATTACHMENT 1

Record Plan Set Dated September 6, 2024

(including redline annotation re parking on Sheet G11)

08/21/2023 10:10:18 PM

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WESTPORT CUPERTINO BUILDING 1

ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

09.06.2024

9

WESTPORT
CUPERTINO
BUILDING 1

21267 STEVENS CREEK BLVD,
CUPERTINO, CA

CLIENT:
RELATED COMPANIES, LLC,
44 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA 94104

ARCHITECT:
STEINBERG HART
98 BATTERY ST, SUITE 300
SAN FRANCISCO, CA 94111

CIVIL
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LIGHTING
HLB
785 MARKET STREET, SUITE 800
SAN FRANCISCO, CA 94103

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.05.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

SCALE:

DRAWING TITLE:

COVER SHEET

DRAWING NO.:

G00

PROJECT SUMMARY REVISIONS

This updated sheet reflect the changes proposed for building 1 on the entitled sheet G202A. Any updates from other parcels (Building 2, Townhouses) are not reflected here.

1. PROJECT REVISIONS TO BUILDING 1 INCLUDES THE FOLLOWING

The curved (sickle) portion of the building along Mary Avenue increased in depth by 8'-0" from the entitled plan in order to meet the needs for clear space and access for seniors circulation within their residential units.

Memory Care terrace moved to the inside of the building to overlook the central green, rather than the parking lot.

Revision of the ground floor height from 20'-0" to 16'-0" and incremental increases to floors heights above in order to optimize floor heights for residential occupancy. The building overall height is now 78'-8".

Addition of therapy pool terrace and wellness/gym at ground floor. The sixth floor setbacks have increased. This modification will significantly reduce the western building elevation and perceived height of the building along Stevens Creek Boulevard.

There has been an overall reduction of the retail space. We have retained retail space at the corners that face Steven Creek boulevard and at the intersection of Mary avenue.

Revision to unit types and mix including increasing the number of memory care units, as the need was highlighted by the community and Aging Cupertino.

Basement has been removed.

Revision to unit types and mix including increasing the number of memory care units, as the need was highlighted by the community and Aging Cupertino, and two-bedroom units for couples and reducing the number of smaller studios.

2. PROJECT PROGRAM SUMMARY:

- Senior Living / Retail Building 1: 6-stories;
117,303 SF residential; 195,253 GSF
171 senior living units (35 memory care)
4,000 SF of ground-level retail.

6TH FL GROSS AREA	LEVEL 06	27,562 SF
5TH FL GROSS AREA	LEVEL 05	34,797 SF
4TH FL GROSS AREA	LEVEL 04	34,709 SF
3RD FL GROSS AREA	LEVEL 03	34,716 SF
2ND FL GROSS AREA	LEVEL 02	35,742 SF
1ST FL GROSS AREA	LEVEL 01	27,728 SF
Grand total		195,253 SF

3. PROVISIONS TO VARY FROM HEART OF THE CITY PLAN PURSUANT TO STATE DENSITY BONUS LAW.

Slope setback waivers for Building 1 (senior housing/ commercial) from 1:1 to slope setback currently illustrated on Sheet G14.

ZONING CODE DATA REVISIONS

RESIDENTIAL (RELATED SENIOR HOUSING): BUILDING 1									RETAIL
UNITS		STUDIO	1BR	2BR	MEMORY CARE	TOT. UNITS	RETAIL		
LEVEL		530 SF	710 SF	1,110 SF					
ROOF (EAVE)									
LEVEL 6		0	11	5	0	16			
LEVEL 5		9	21	7	0	37			
LEVEL 4		9	21	7	0	37			
LEVEL 3		9	21	7	0	37			
LEVEL 2		0	5	4	35	9AL+ 35MC			
LEVEL 1		0	0	0	0	0		4,000	
TOTAL		27	79	30	35	171		4,000	

RESIDENTIAL PARKING REQUIREMENT - PER T.19.56.040C							
RESIDENTIAL (SENIOR HOUSING W/RETAIL): BUILDING 1							
UNIT MIX	STUDIO	1BR	2 BR	MEMORY CARE	PARKING SPACES		
UNITS		27	79	30	35		
PARKING RATE PER BEDROOM	0.5	0.5	0.5	0	0		
SPACES	13.5	39.5	30	0	0		83
RESIDENTIAL SPACES FOR BLDG 2 BMR UNITS*							26
TOWNHOMES							8
RESIDENTIAL PARKING SPACES FOR BUILDING 1*							0
ABOVE GRADE RESI PARKING							32
ABOVE GRADE EV CHARGING SPACES (10%)							4
EV VAN SPACE (CALGREEN 4.106.4.2.2)							1
EV CAR SPACE							3
ABOVE GRADE ACCESSIBLE SPACES (2%)							1

*RESIDENTIAL PARKING SPACES TO BE PROVIDED OFFSITE

See Staff Report for May 6, 2025
City Council hearing detailing
staff-recommended changes to
project parking.

BUILDING 1 EMPLOYEE CALCS (REST HOME)*			
GROUP	RATE	UNITS	SPACE REQUIRED
DOCTOR	1	4	4 spaces
EMPLOYEES	0.3333	55	18 spaces
BED	0.17	35	6 spaces
TOTAL		28	spaces

RESIDENTIAL EMPLOYEE SPACES 18*
*REMAINING PARKING SPACES TO BE PROVIDED OFF-SITE

PUBLIC PARKING REQUIREMENT - PER T.19.124.040A				PARKING SPACES
RETAIL PARKING SPACES				
BUILDING 1				
BUILDING 1 EMPLOYEE PARKING*				7
RETAIL PARKING PER CMC T.19.124.040A				4,000 SF
PARKING RATE				0.004 SPACE PER SF
BUILDING 2				
RETAIL SPACES FOR BLDG #2 BMR				7

*REMAINING PARKING SPACES TO BE PROVIDED OFF-SITE

SURFACE RETAIL PARKING		23
CLEAN AIR SPACES (PER T5.106.5.2)		1
EV CHARGING SPACES (10%) PER CMC 16.58.420		3
EV ACCESSIBLE SPACES (TABLE 11B-228.3.2.1)		1
VAN		1
CAR		0
Ambulatory		0
ACCESSIBLE SPACES (TABLE 11B-208.2)		1

6. BICYCLE PARKING:

- Required Bicycle Parking for Each Building Use, per Green Building Standards Non-Residential Mandatory Measure 5.106.4.1.1:

Building 1:

Long Term Retail (Class I) 5% of 16 Vehicle Spaces 1 spaces / 1 provided

- Required Bicycle Parking for Each Building Use, per Parking Table 19.124.040(A):
Building 1:

Short Term Retail (Class II) 1 / 1,250SF 4 spaces / 4 provided

DRAWING INDEX

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- A33 TYPICAL UNIT LAYOUTS
- A34 PUBLIC ARTWORK LOCATIONS

LIGHTING

- LSK1 PHOTOMETRIC CALCULATIONS - SITE

PROJECT TEAM

CLIENT
RELATED COMPANIES, LLC
44 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA 94104

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WESTPORT
CUPERTINO
BUILDING 1

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PROJECT NO.: 21002.100

SCALE:

DRAWING TITLE:

PROJECT SUMMARY

DRAWING NO.:

G11

04/21/2021 03:13:18 PM

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WESTPORT CUPERTINO BUILDING 1

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9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

SCALE: 1" = 40'-0"

DRAWING TITLE:

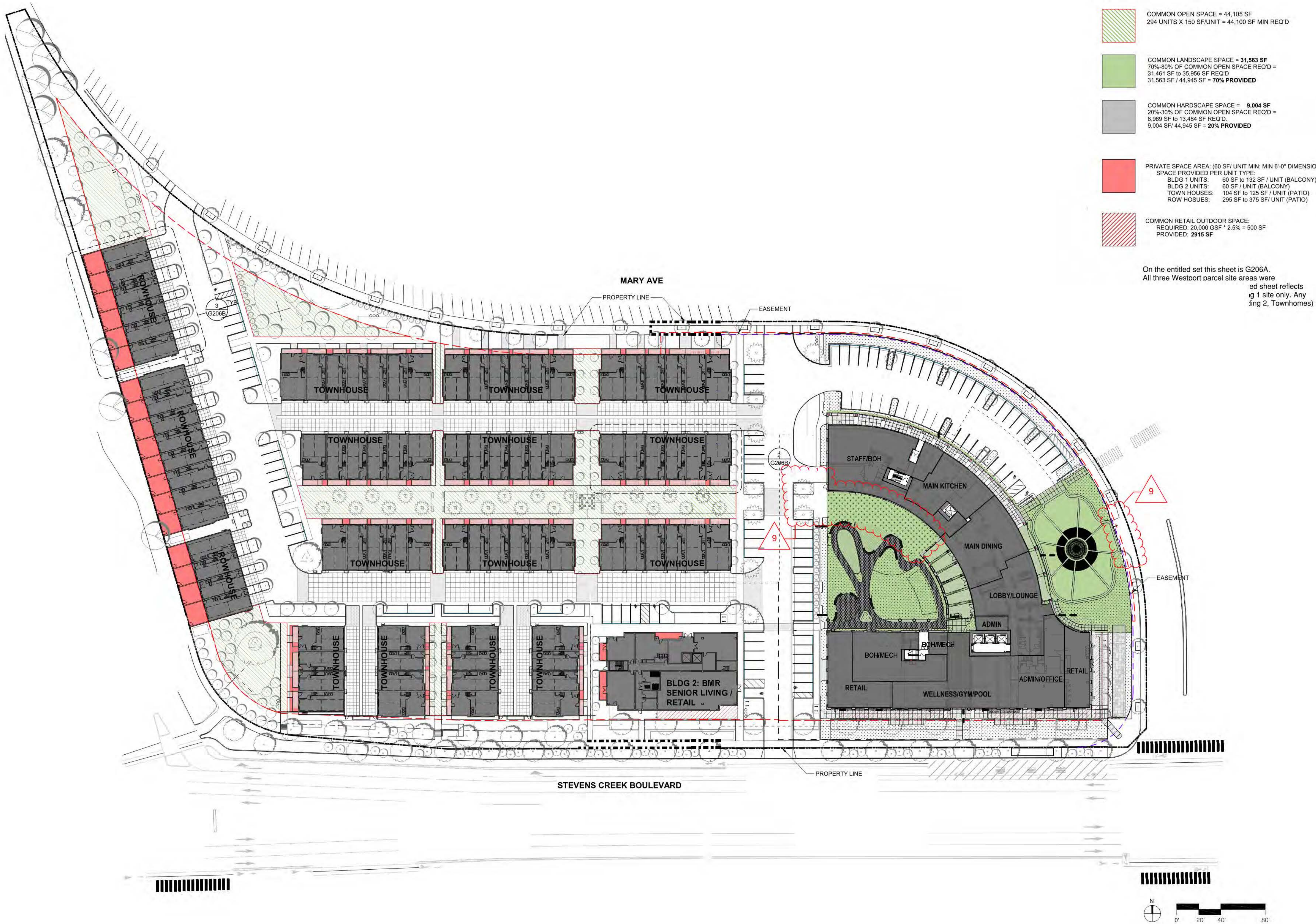
SITE AREA

DRAWING NO.:

G12

04/21/2021 10:13:15 PM

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OPEN SPACE LEGEND:

- GROSS SITE AREA = 352,836 SF (8.1 Acres)
NET SITE AREA = 343,958 SF
- COMMON OPEN SPACE = 44,105 SF
294 UNITS X 150 SF/UNIT = 44,100 SF MIN REQ'D
- COMMON LANDSCAPE SPACE = 31,563 SF
70%-80% OF COMMON OPEN SPACE REQ'D =
31,461 SF to 35,956 SF REQ'D
31,563 SF / 44,945 SF = 70% PROVIDED
- COMMON HARDSCAPE SPACE = 9,004 SF
20%-30% OF COMMON OPEN SPACE REQ'D =
8,989 SF to 13,484 SF REQ'D
9,004 SF / 44,945 SF = 20% PROVIDED
- PRIVATE SPACE AREA: (60 SF/UNIT MIN: MIN 6'-0" DIMENSION)
SPACE PROVIDED PER UNIT TYPE:
BLDG 1 UNITS: 60 SF to 132 SF / UNIT (BALCONY)
BLDG 2 UNITS: 60 SF / UNIT (BALCONY)
TOWN HOUSES: 104 SF to 125 SF / UNIT (PATIO)
ROW HOUSES: 295 SF to 375 SF / UNIT (PATIO)
- COMMON RETAIL OUTDOOR SPACE:
REQUIRED: 20,000 GSF * 2.5% = 500 SF
PROVIDED: 2915 SF

On the entitled set this sheet is G206A.
All three Westport parcel site areas were
ed sheet reflects
ig 1 site only. Any
ing 2, Townhomes)

WESTPORT CUPERTINO BUILDING 1

21267 STEVENS CREEK BLVD,
CUPERTINO, CA

CLIENT
RELATED COMPANIES, LLC.
44 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA 94104

ARCHITECT
STEINBERG HART
98 BATTERY ST, SUITE 300
SAN FRANCISCO, CA 94111

CIVIL
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LIGHTING
HLB
785 MARKET STREET, SUITE 800
SAN FRANCISCO, CA 94103

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

SCALE: 1" = 40'-0"

DRAWING TITLE:

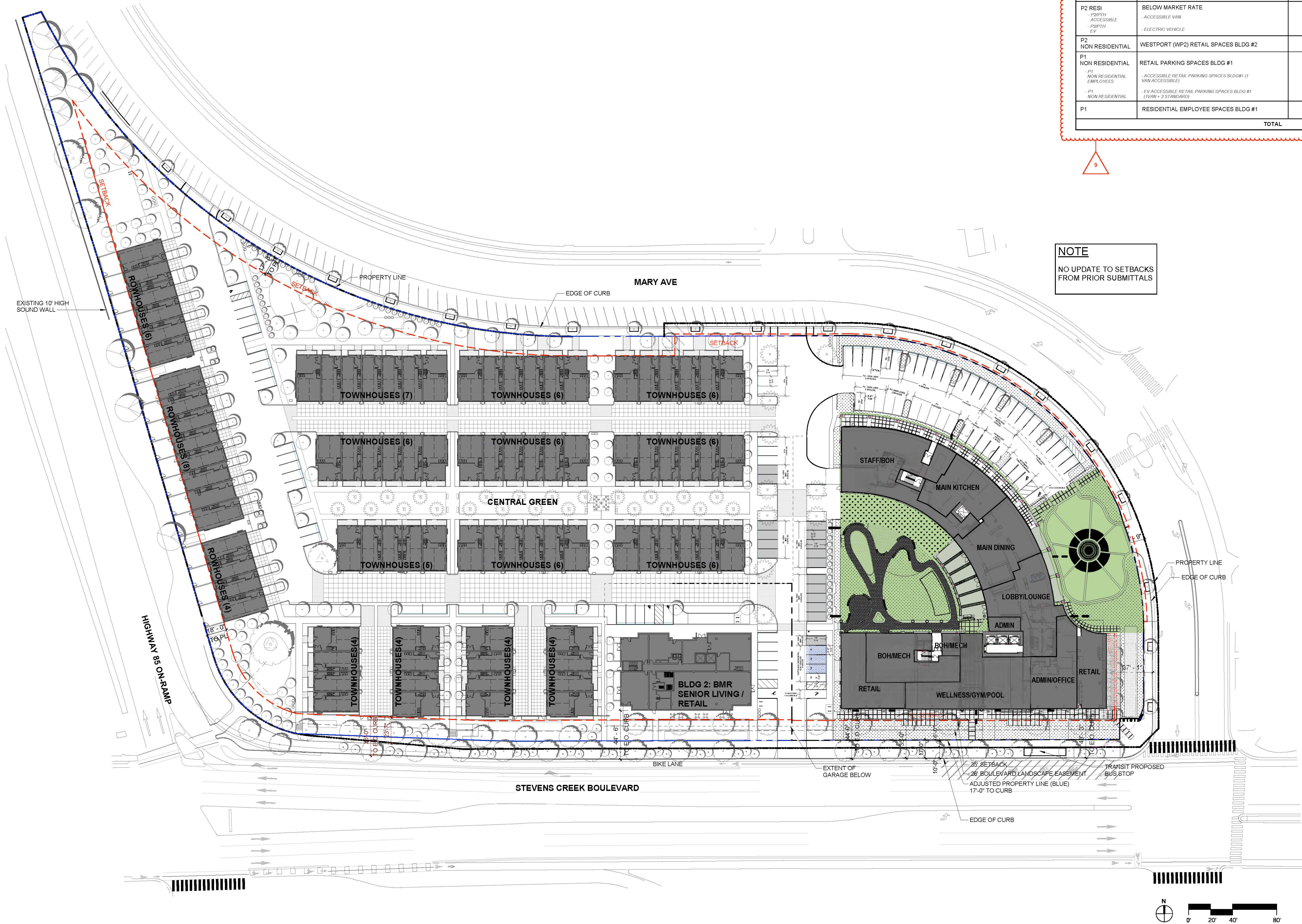
COMMON OPEN SPACE/
PRIVATE SPACE

DRAWING NO.:

G13

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PARKING SUMMARY		
GROUP	PARKING SURFACE	PARKING SPACES
PTH	TOWNHOUSE RESIDENTIAL SPACE BLDG #2	6
P2 RESI	BELOW MARKET RATE	26
- P2PTH	- ACCESSIBLE VAN	1
- P2PTH	- ELECTRIC VEHICLE	4
P2 NON RESIDENTIAL	WESTPORT (WP2) RETAIL SPACES BLDG #2	7
P1 NON RESIDENTIAL	RETAIL PARKING SPACES BLDG #1	16
- P1 NON RESIDENTIAL EMPLOYEES	- ACCESSIBLE RETAIL PARKING SPACES BLDG#1 (1 VAN ACCESSIBLE)	1
- P1 NON RESIDENTIAL	- EV ACCESSIBLE RETAIL PARKING SPACES BLDG #1 (1VAN + 2 STANDARD)	3
P1	RESIDENTIAL EMPLOYEE SPACES BLDG #1	18
TOTAL		73

NOTE
NO UPDATE TO SETBACKS
FROM PRIOR SUBMITTALS

WESTPORT CUPERTINO BUILDING 1

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REV	ISSUE	DATE
9	Enhanced Senior and Living Project (Revised)	06.09.2024
		09.06.2024

PROJECT NO.: 21002.100

SCALE: 1" = 40'-0"

DRAWING TITLE:

SITE SETBACKS

DRAWING NO.:

21267 STEVENS CREEK BLVD.
CUPERTINO, CA

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REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
		09.06.2024

PROJECT NO.: 21002.100

SCALE: 1/16" = 1' 0"

DRAWING TITLE:

SLOPE SETBACKS

DRAWING NO.:

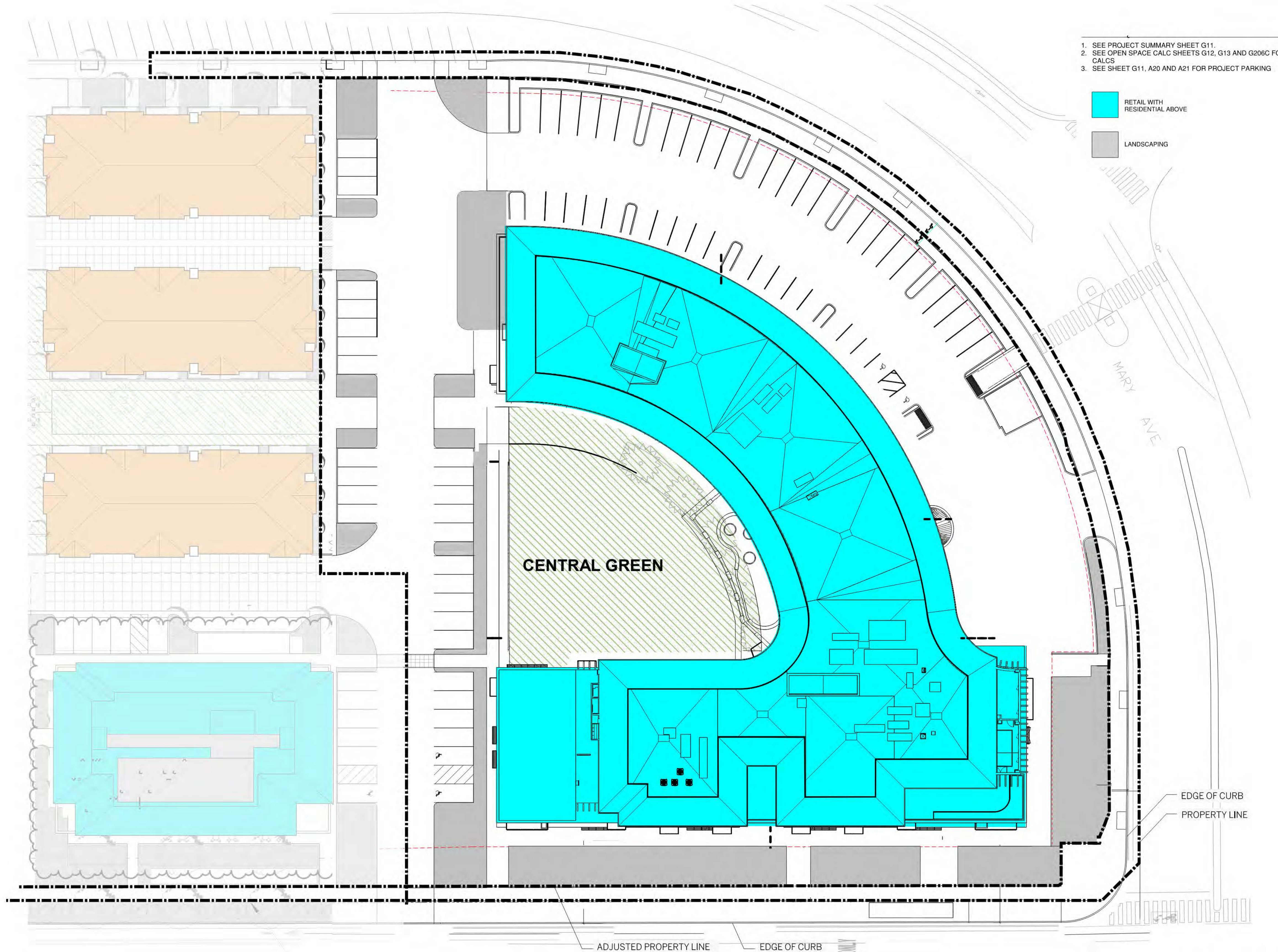
ROOF OUTLINE OF
MASSING BEYOND
TERRACE ———

BUILDING 1 - SENIOR LIVING / RETAIL - SECTION AT LEVEL 6 THERAPY POOL TERRACE

This updated sheet reflect the changes proposed for Building 1 on the entitled sheet G204.

02/12/2021 03:13:18 PM

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WESTPORT CUPERTINO BUILDING 1

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REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

SCALE: 1" = 20'-0"

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

A10

WESTPORT
CUPERTINO
BUILDING 1

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8	Enhanced Senior and Living Project (Revised)	04.01.2024
9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

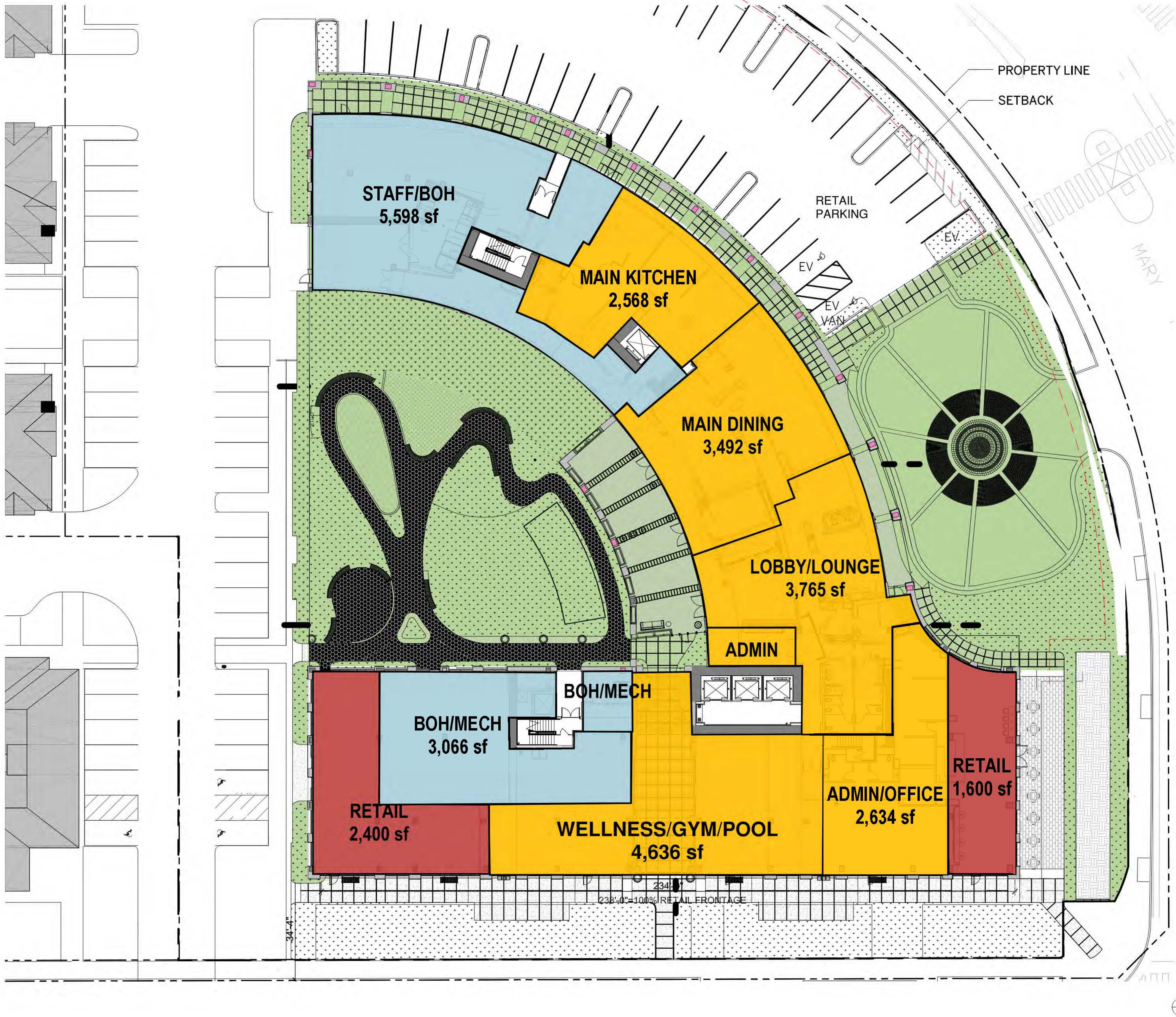
SCALE: 1/16" = 1'-0"

DRAWING TITLE:

LEVEL 1 PLAN

DRAWING NO.:

A21



WESTPORT
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BUILDING 1

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HLB
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REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
		09.06.2024

PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

DRAWING TITLE:

LEVEL 2 PLAN

DRAWING NO.:

A22



WESTPORT
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BUILDING 1

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REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
		09.06.2024

PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

DRAWING TITLE:

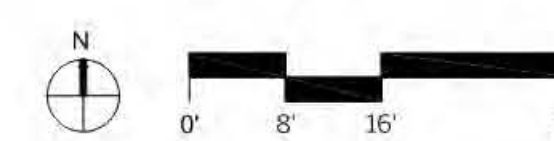
LEVEL 3-5 PLAN

DRAWING NO.:

A23



DENSITY BONUS UNIT LEVEL 5 ONLY



WESTPORT
CUPERTINO
BUILDING 1

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REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
		09.06.2024

PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

DRAWING TITLE:

LEVEL 6 PLAN

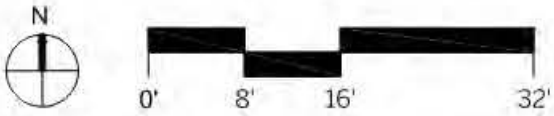
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A26



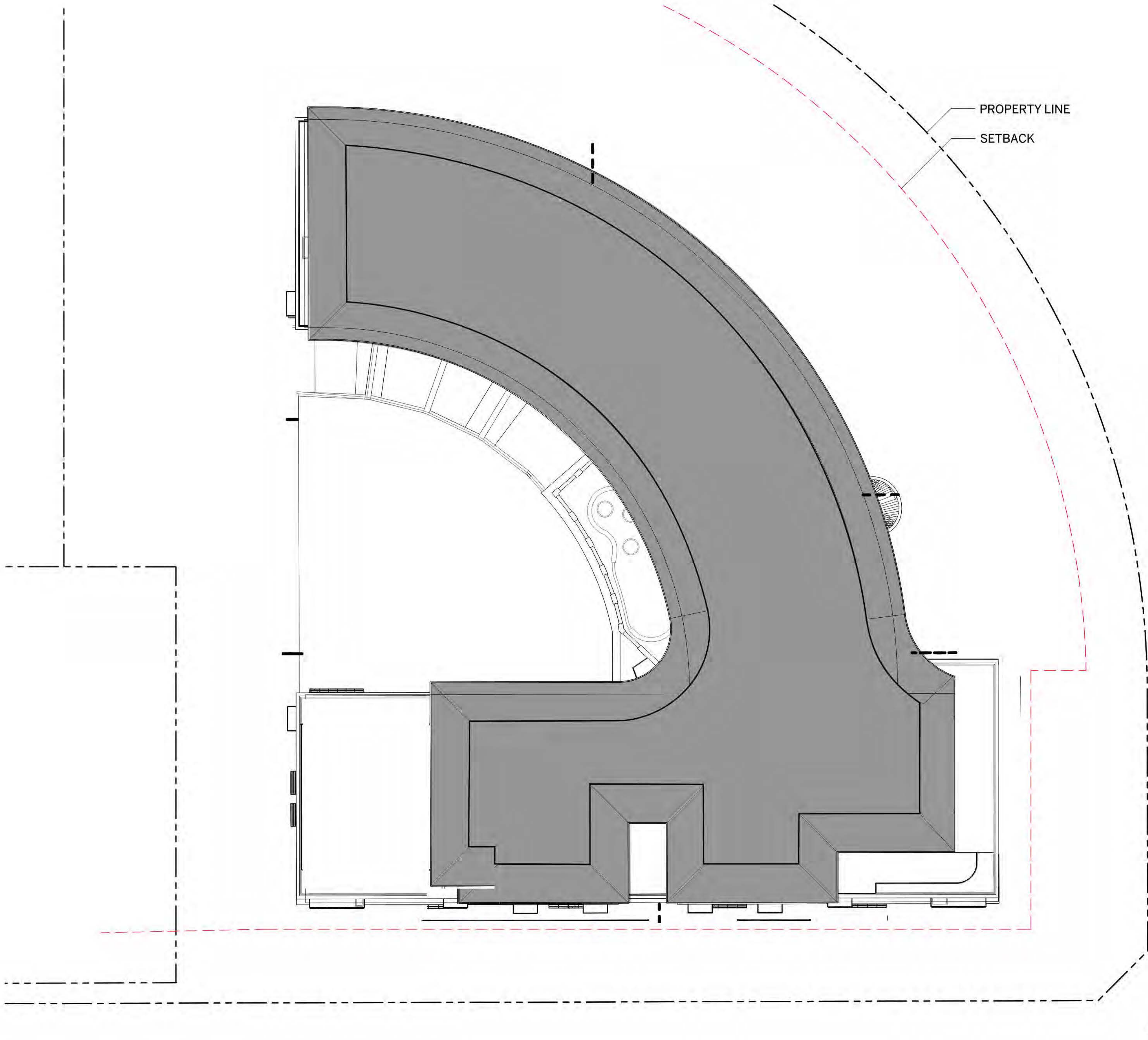
DENSITY BONUS UNITS

9



04/01/2024 04:12:15 PM

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WESTPORT CUPERTINO BUILDING 1

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SAN FRANCISCO, CA 94103

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.05.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
		09.06.2024

PROJECT NO.: 21002.100

SCALE: 1/16"=1'-0"

DRAWING TITLE:

ROOF PLAN

DRAWING NO.:

A27

9/27/2021 5:13:18 PM

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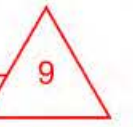
STEVENS CREEK BLVD - SOUTH ELEVATION 3

SCALE: 1/16" = 1'-0"

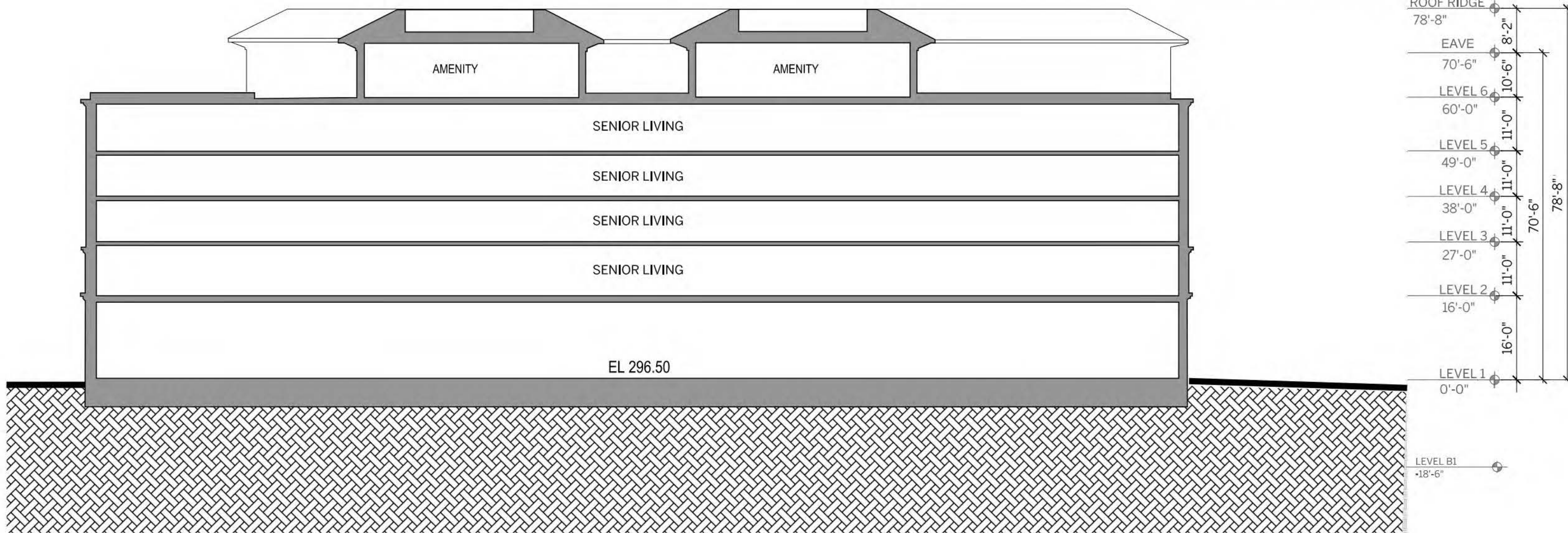


WEST ELEVATION 2

SCALE: 1/16" = 1'-0"



NOTE:
PROJECT SHALL COMPLY WITH THE BIRD SAFETY AND DARK SKY
ORDINANCE ADOPTED BY CITY OF CUPERTINO, CA.



BUILDING SECTION 1

NOTE

THIS UPDATED SHEET REFLECTS
THE CHANGES PROPOSED FOR
BUILDING 1 ON THE ENTITLED
SHEET A213.

WESTPORT
CUPERTINO
BUILDING 1

21267 STEVENS CREEK BLVD,
CUPERTINO, CA

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44 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA 94104

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KIMLEY-HORN
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PLEASANTON, CA 94588

LIGHTING
HLB
785 MARKET STREET, SUITE 800
SAN FRANCISCO, CA 94103

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

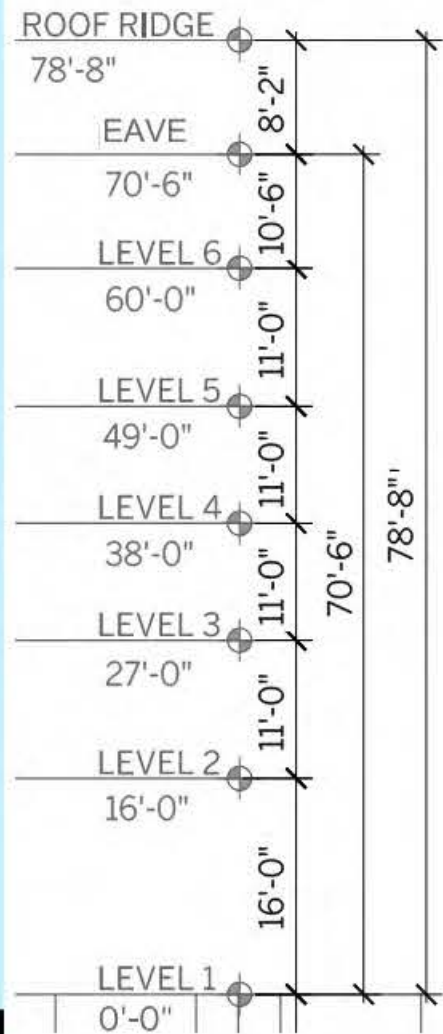
SCALE: 1/16" = 1'-0"

DRAWING TITLE:

BUILDING SECTION AND
ELEVATIONS

DRAWING NO.:

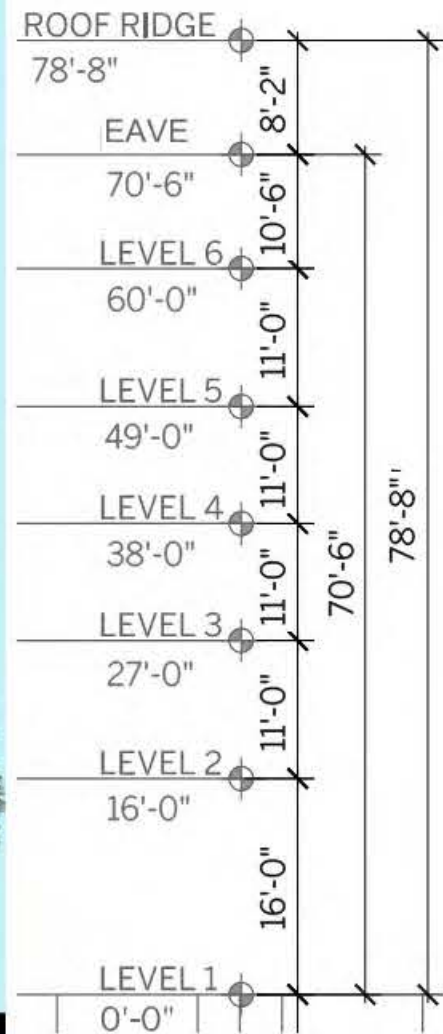
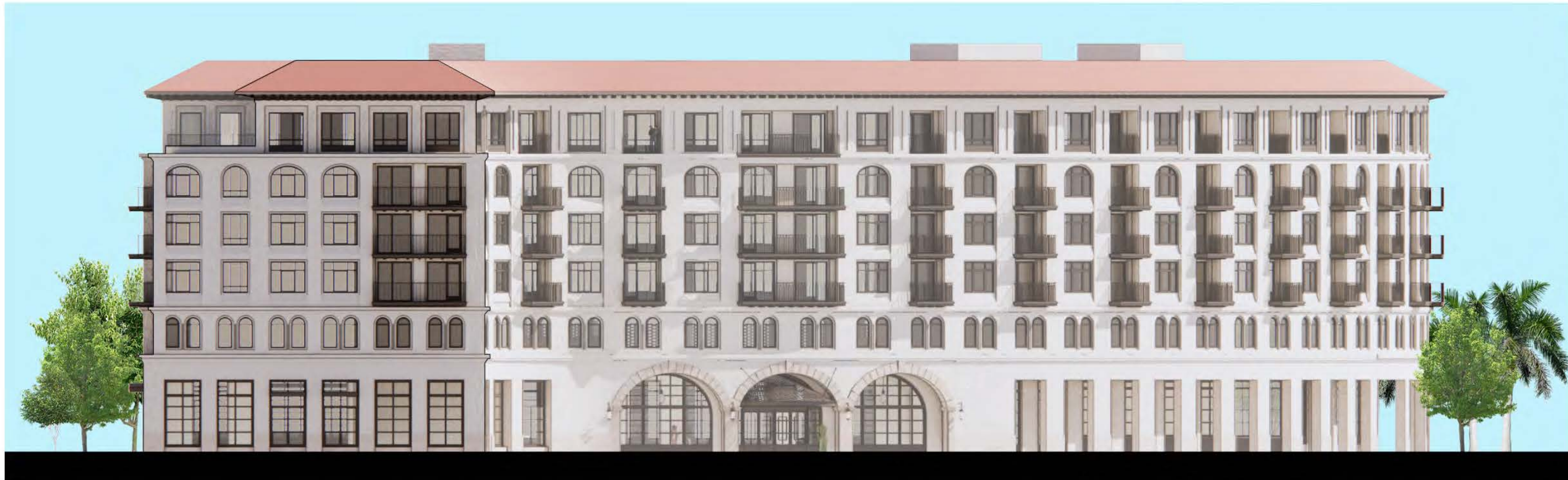
A31



NORTH ELEVATION

2

SCALE: 1/16" = 1'-0"



EAST ELEVATION

1

SCALE: 1/16" = 1'-0"

NOTE:
PROJECT SHALL COMPLY WITH THE BIRD SAFETY AND DARK SKY
ORDINANCE ADOPTED BY CITY OF CUPERTINO, CA.

WESTPORT CUPERTINO BUILDING 1

21267 STEVENS CREEK BLVD,
CUPERTINO, CA

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785 MARKET STREET, SUITE 800
SAN FRANCISCO, CA 94103

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021
8	Enhanced Senior and Living Project (Revised)	04.01.2024
9	Enhanced Senior and Living Project (Revised)	09.06.2024

PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

DRAWING TITLE:

BUILDING ELEVATIONS

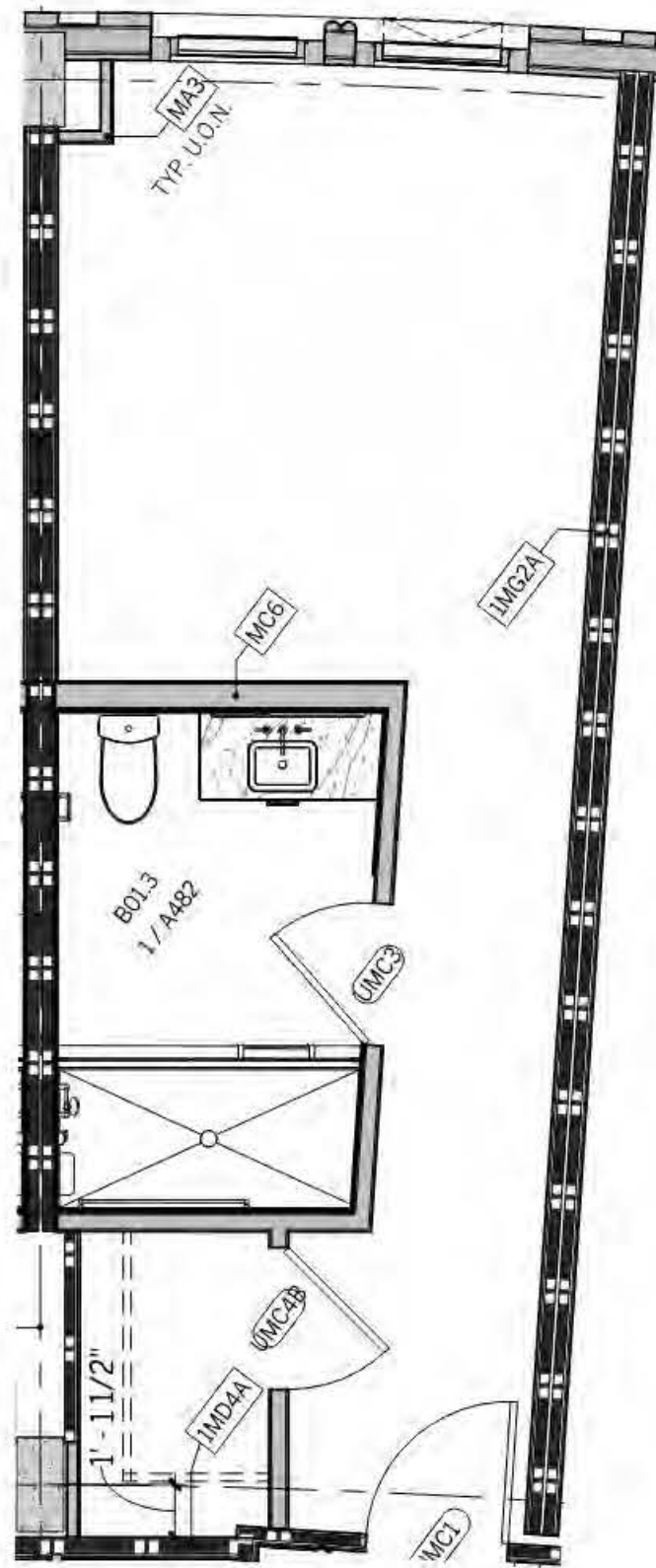
DRAWING NO.:

NOTE
THIS UPDATED SHEET REFLECTS
THE CHANGES PROPOSED FOR
BUILDING 1 ON THE ENTITLED
SHEET A214.

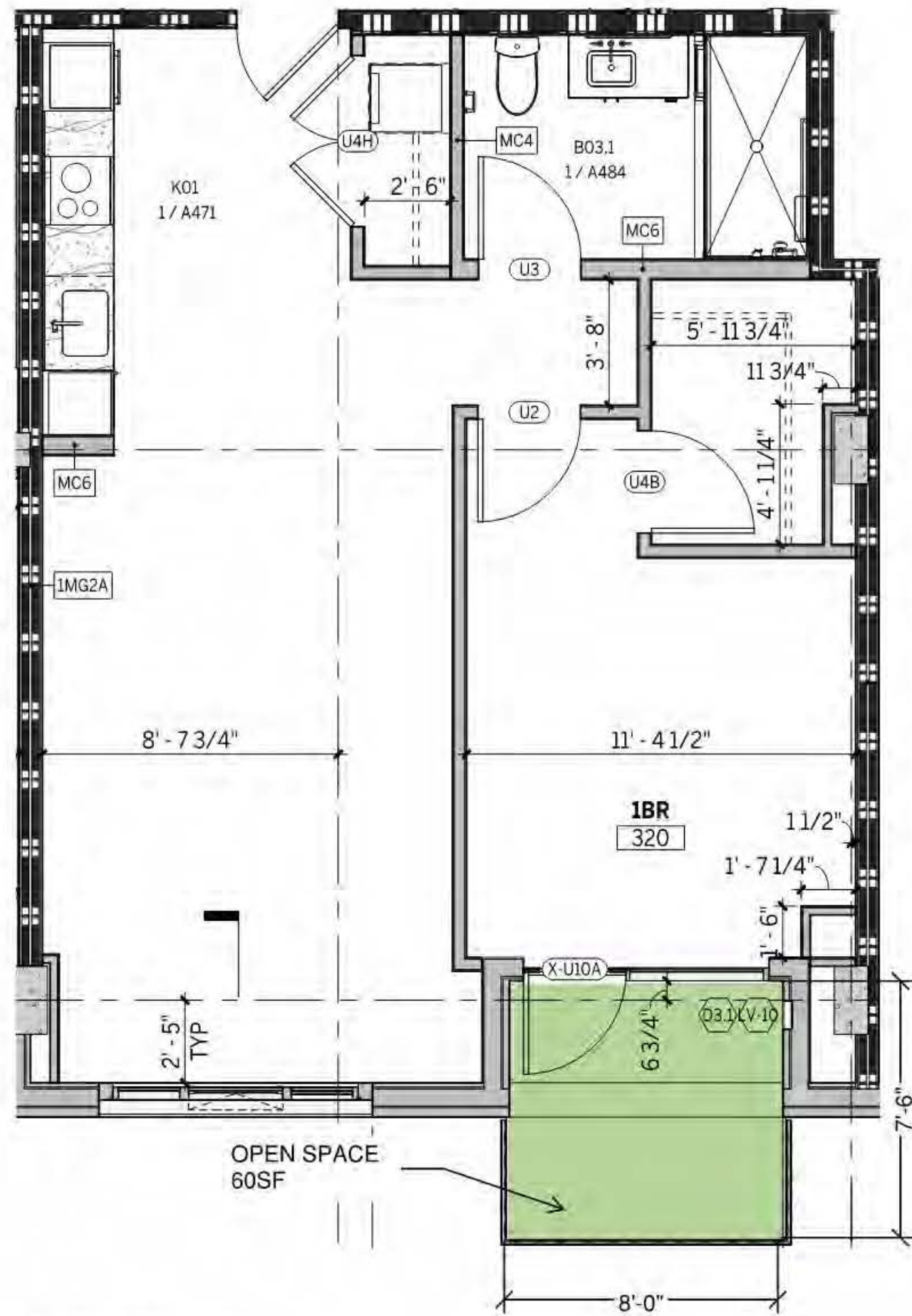
A32

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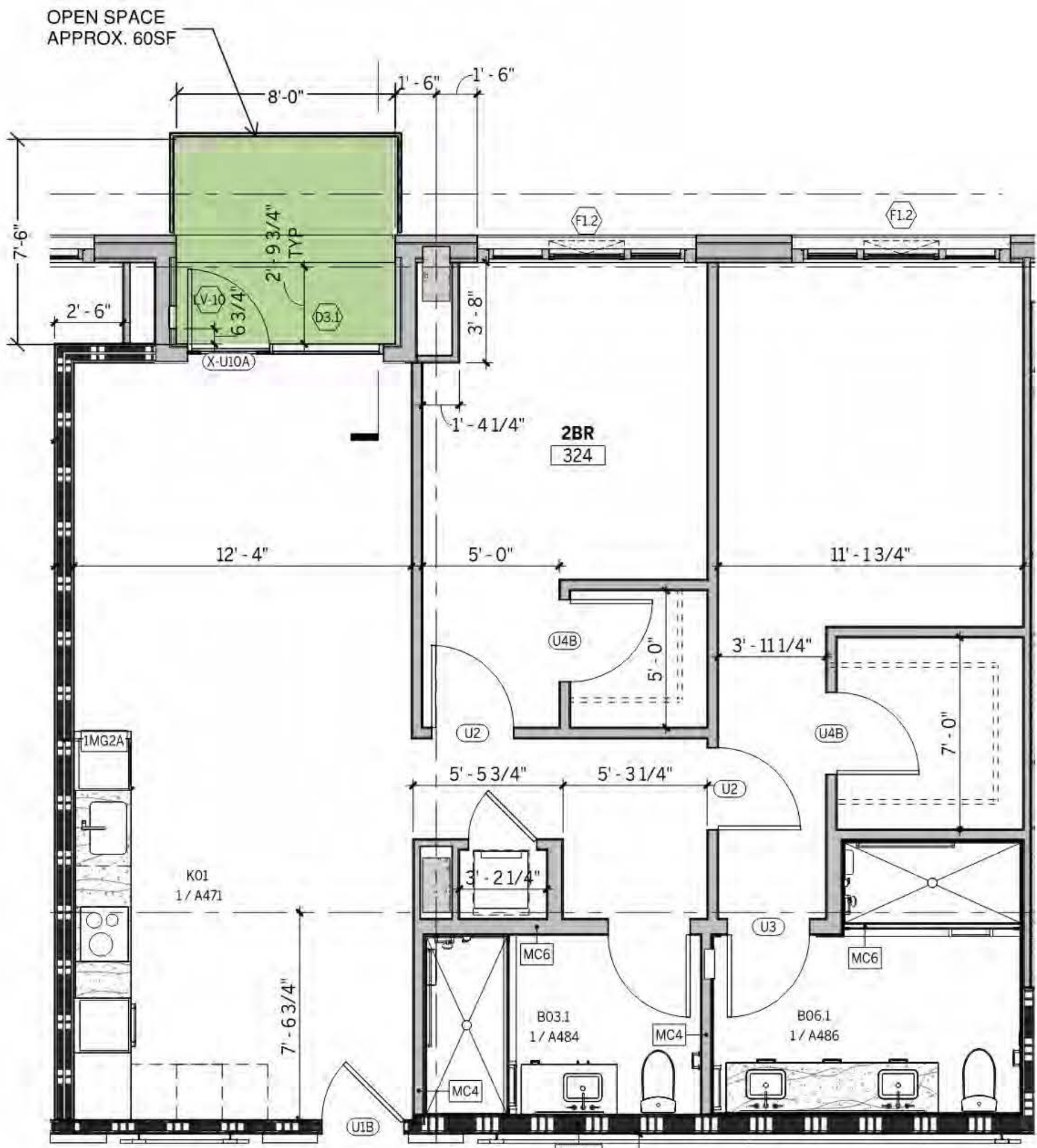
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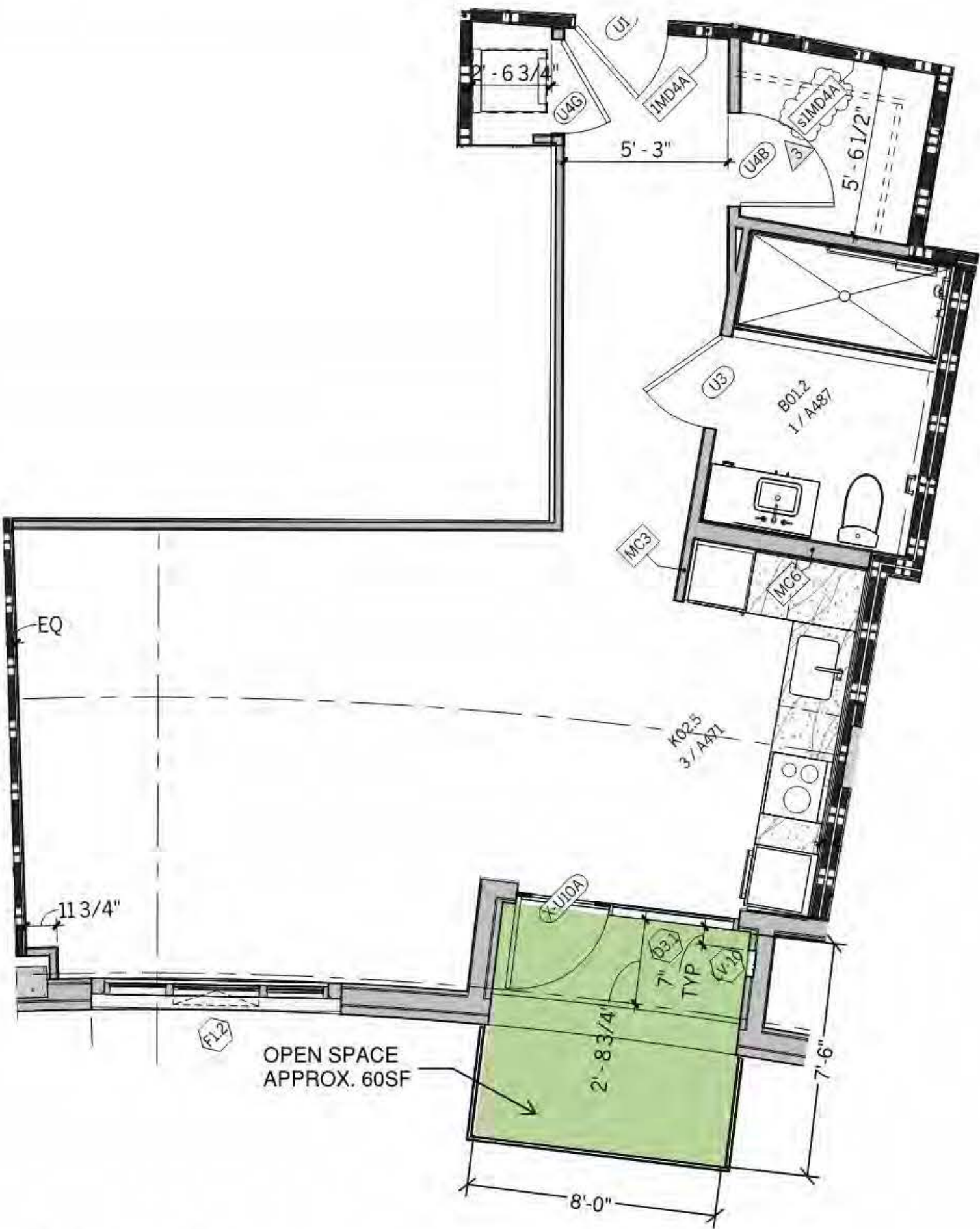
TYPICAL MEMORY CARE UNIT



TYPICAL 1BR



TYPICAL 2BR



TYPICAL STUDIO

WESTPORT CUPERTINO BUILDING 1

21267 STEVENS CREEK BLVD,
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CIVIL:
KIMLEY-HORN
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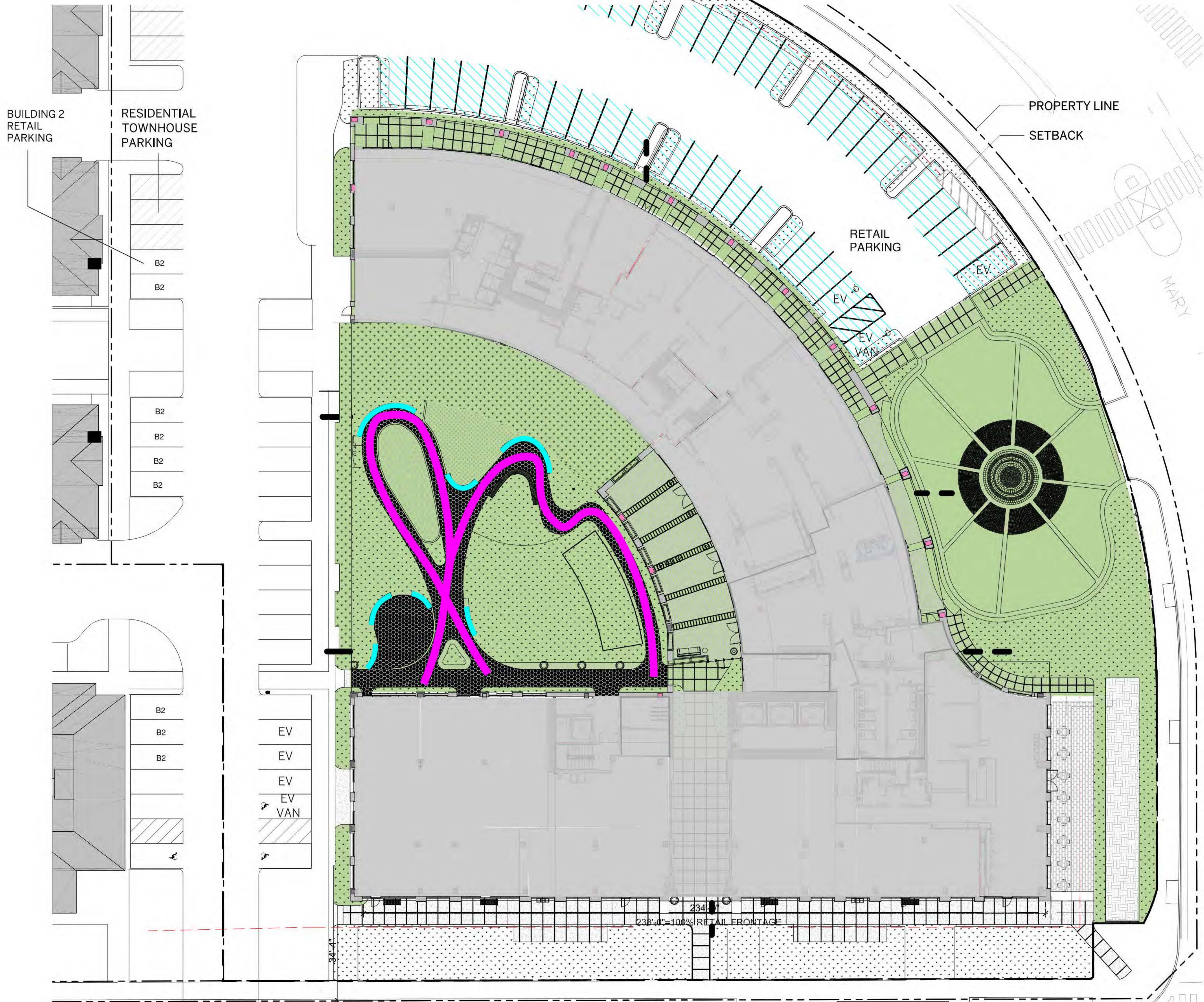
LIGHTING:
HLB
785 MARKET STREET, SUITE 800
SAN FRANCISCO, CA 94103

REV	ISSUE	DATE
9	Enhanced Senior and Living Project (Revised)	08.09.2024
		09.09.2024

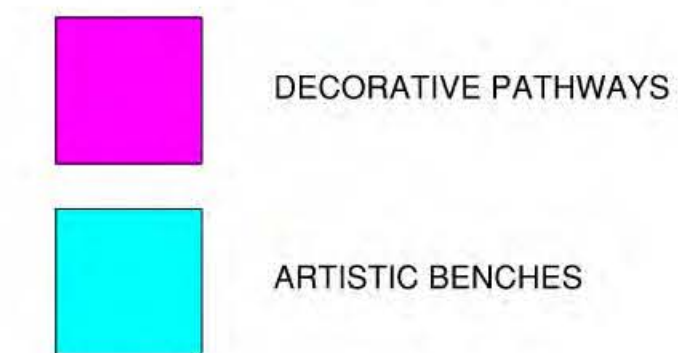
PROJECT NO.: 21002.100
SCALE: 1/8" = 1'-0"
DRAWING TITLE:
TYPICAL UNIT LAYOUTS
DRAWING NO.:

9/27/2021 5:12:15 PM

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ARTWORK LEGEND:



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REV	ISSUE	DATE
9	Enhanced Senior and Living Project (Revised)	08.09.2024

PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

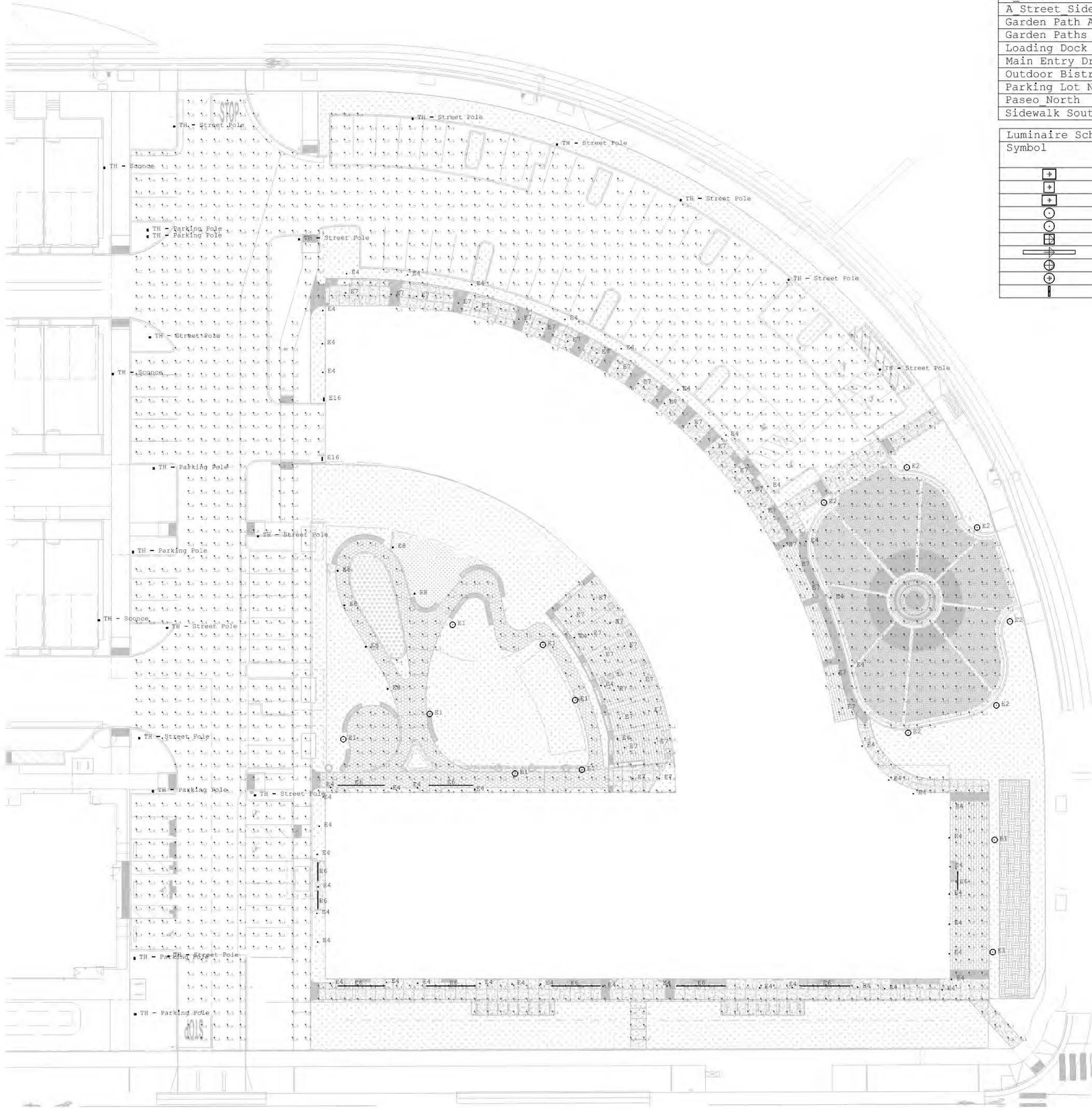
DRAWING TITLE:

PUBLIC ARTWORK
LOCATIONS

DRAWING NO.:

A34

9



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Fc	2.03	20.5	0.0	N.A.	N.A.
A Street	Fc	1.53	4.8	0.2	7.65	24.00
A Street Sidewalk East	Fc	1.39	6.4	0.3	4.63	21.33
Garden Path Adjacent to Building	Fc	4.62	9.8	1.1	4.20	8.91
Garden Paths	Fc	3.13	20.5	0.6	5.22	34.17
Loading Dock	Fc	1.94	3.5	0.9	2.16	3.89
Main Entry DropOff Driveway	Fc	1.38	3.5	0.5	2.76	7.00
Outdoor Bistro	Fc	2.36	6.5	1.0	2.36	6.50
Parking Lot North	Fc	1.47	4.4	0.2	7.35	22.00
Paseo North	Fc	4.05	7.0	0.3	13.50	23.33
Sidewalk South	Fc	3.66	10.0	0.1	36.60	100.00

Luminaire Schedule			
Symbol	Tag	Luminaire Lumens	Luminaire Watts
+	TH - Street Pole	4741	37
+	TH - Sconce	325	7.4
+	TH - Parking Pole	2382	20
○	E1	2767	27.6683
○	E2	5128	49.6471
○	E4	500	5
+	E6	370	4.8
+	E7	1016	12.7402
+	E8	2228	26
+	E16	1808	21

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REV	ISSUE	DATE
9	Enhanced Senior and Living Project (Revised)	08.06.2024

Illuminance or luminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design have been based on IESNA standards, lighting manufacturers' data and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

PROJECT NO.: 21002.100
SCALE:
DRAWING TITLE:

PHOTOMETRIC
CALCULATION - SITE

DRAWING NO.:

LSK 1