



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

TELEPHONE: (408) 777-3308 • FAX (408) 777-3333 • planning@cupertino.org

MEMORANDUM

From: Benjamin Fu, Director of Community Development Department

To: Main Street Project File

Date: October 25, 2023

Subject: Main Street Restaurant Use in Former Target Building

This note-to-file is for the Main Street project to memorialize the Director's decision regarding the restaurant use and parking adequacy.

Condition 9 of City Council Resolution 12-098 approving the Main Street mixed-use development established a maximum of 40% food service uses within the 130,500 square feet of development space. Condition 9 also states that "future refinements to the restaurant percentage may be approved by the Director of Community Development if a subsequent parking and traffic analysis indicates that there is adequate parking for the various mixtures of uses and there are no additional and/or new significant traffic impacts compared to the thresholds studied in the original 2009 Environmental Impact Report and 2012 Addendum."

A memorandum was prepared by third-party consultant Fehr & Peers, dated August 17, 2023. The memorandum found that the Main Street development would be able to accommodate an additional 16,500 square feet of restaurant use within the presently vacant 21,380-square-foot former Target building without any impacts to existing onsite parking. The Fehr & Peers memorandum conservatively assumed a 10% buffer, or reduction, in available parking spaces in reaching this conclusion. While the present owner of the Main Street development does not currently have a specific tenant identified for the former Target building, consistent with the language in Condition 9 of Resolution 12-098 and based on the memorandum received from Fehr & Peers, I have found that up to 16,500 square feet of the building can be occupied and used as restaurant space.

Attachments: (A) Fehr & Peers Memorandum

(B) City Council Resolution 12-098