

CC 01-13-2022

#1

Development Project

10625 S. Foothill

Presentation

10625 South Foothill Blvd.

January 13, 2022



CUPERTINO

Background

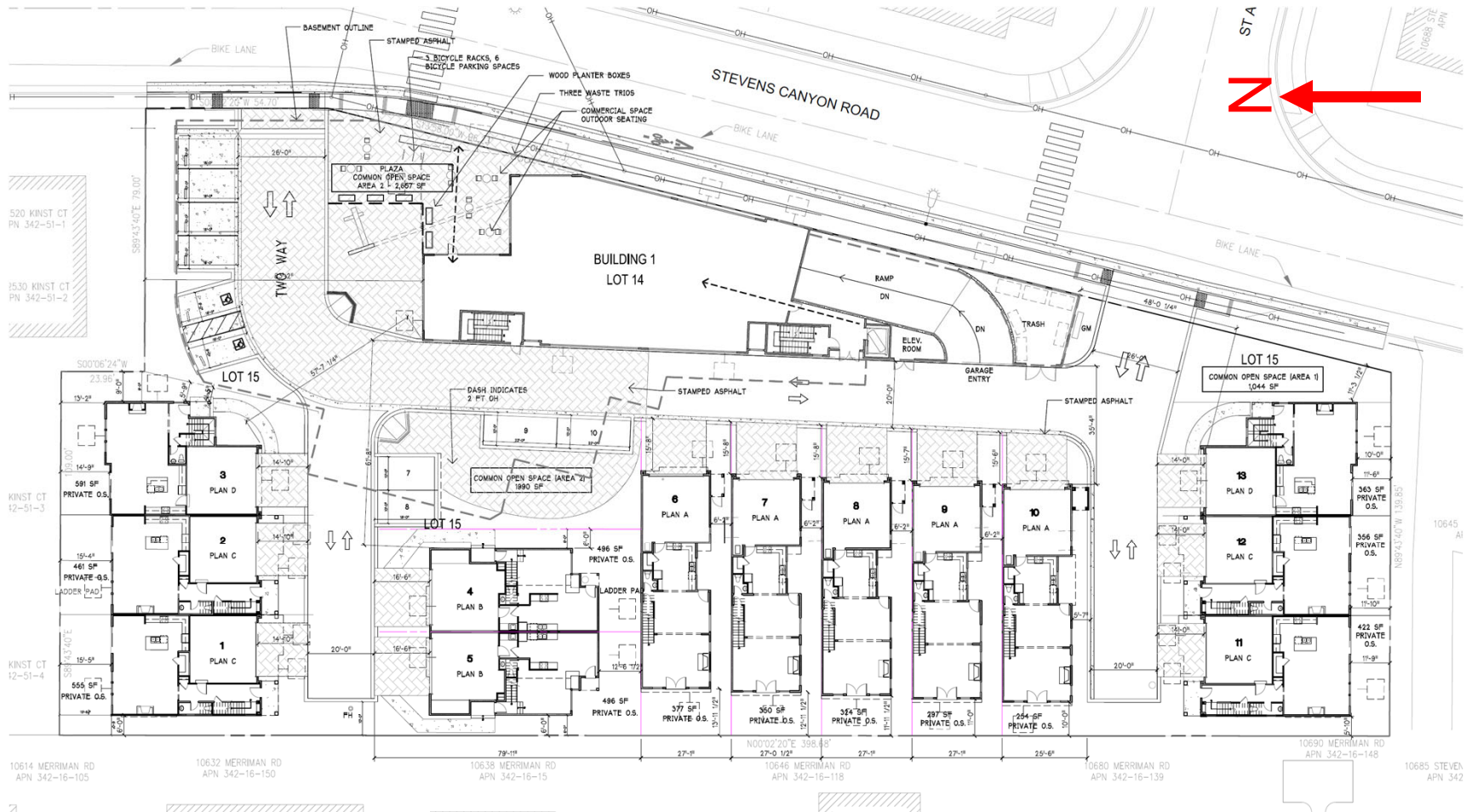




Background

- Land Use Designation:
 - **Commercial/Residential**
- Zoning Designation: **P(CG,Res)**
- Net/Gross Lot Area: 1.378acres/1.546 acres
- Density Allowed: 15 du/ac
- Height Allowed: 30 – feet

Development Regulations

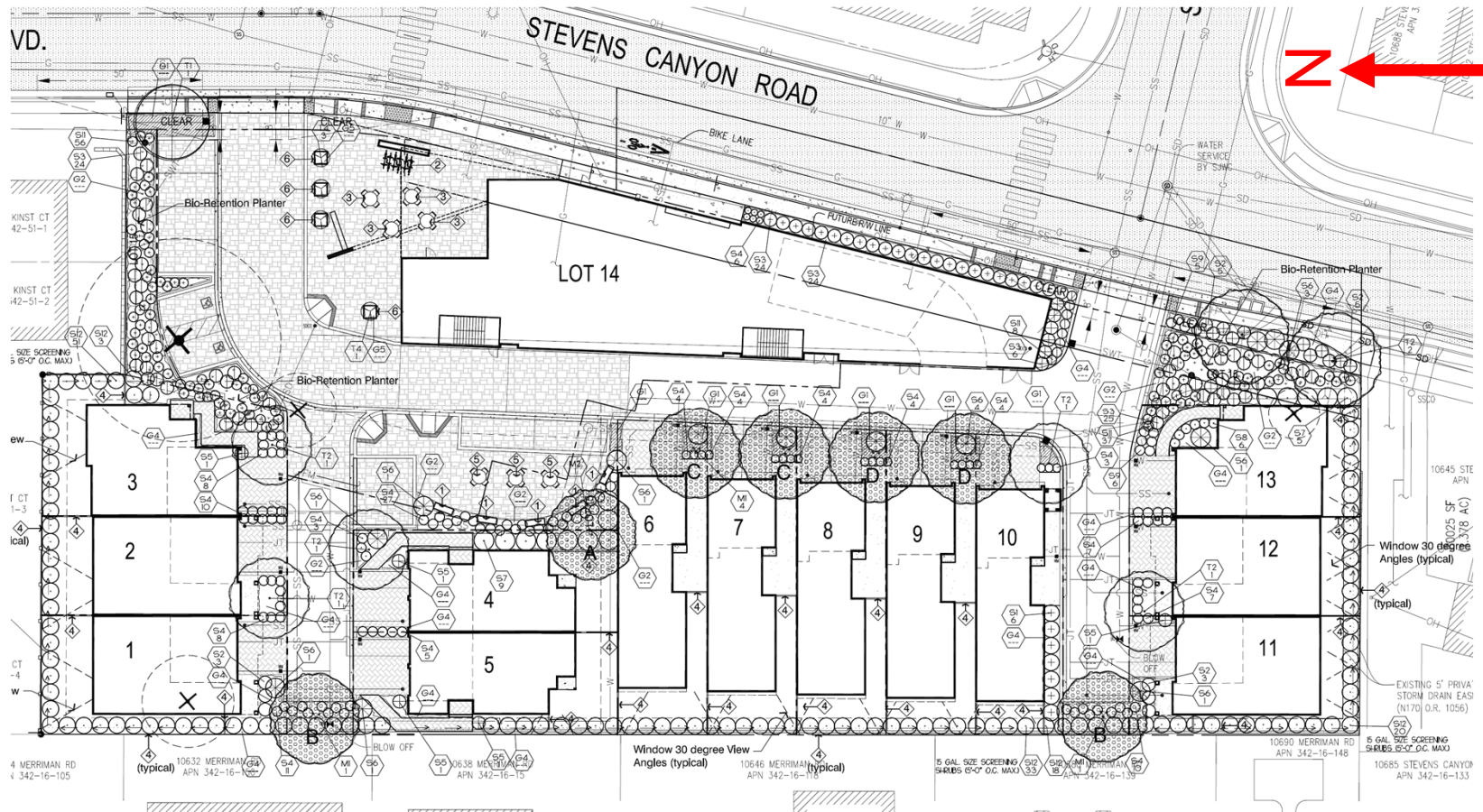




Development Regulations

- Height – Complies with General Plan
- Density – 12.98 du/ac < **General Plan Density**
- Setbacks – Unique to Site
 - Ranges from: 0' – 15'
- Open Space:
 - Private: 61 sq. ft. to 591 sq. ft.
 - Common Residential: 2,990 sq. ft.
 - Common Commercial: 1,657
- Parking

Planning and Architectural Design



Site Planning and Architectural Design



Unit Mix and BMR requirements

Unit Type	# of Bedrooms	No. of Units
Apartments		
A1-A2	1	2
B1-B3	2	3
<i>Sub-Total</i>		5
For-Sale Units		
Plan A	3	5
Plan B	3	2
Plan C	3	4
Plan D	3	2
<i>Sub-Total</i>		13
TOTAL		18

Market Rate: 15 units

BMR Units:

SFR/Rowhomes (3BR): 2 units

Apartment (2BR): 1 unit



Environmental Analysis

- No significant impacts
- Mitigation Measures for:

Air Quality	Biological Resources
Cultural and Tribal Resources	Noise Levels
Geology and Soils	Utilities



Planning Commission Meeting

- Discussed – unit mix, potential commercial tenant(s), circulation and outreach
- Voted 5-0 to recommend that the City Council approve project

Public Outreach and Noticing

Notice of Public Hearing, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none">▪ Site Signage (10 days prior to the hearing)▪ Legal ad placed in newspaper (at least 10 days prior to the hearing)▪ Public hearing notices were mailed to property owners within 300' 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)



Recommended Action

The City Council:

- Adopt Resolution to adopt Mitigated Negative Declaration (EA-2018-06);
- Introduce and conduct the first reading of Ordinance to approve Zoning Map Amendment (Z-2018-02);
- Adopt Resolutions to approve:
 - Development Permit (DP-2018-07);
 - Architectural and Site Approval (ASA-2018-09);
 - Use Permit (U-2018-04);
 - Tree Removal Permit (TR-2018-39);
 - Tentative Map (TM-2018-04)

CC 01-13-2022

#2

Development Project
22690 Stevens Creek Blvd

Presentation

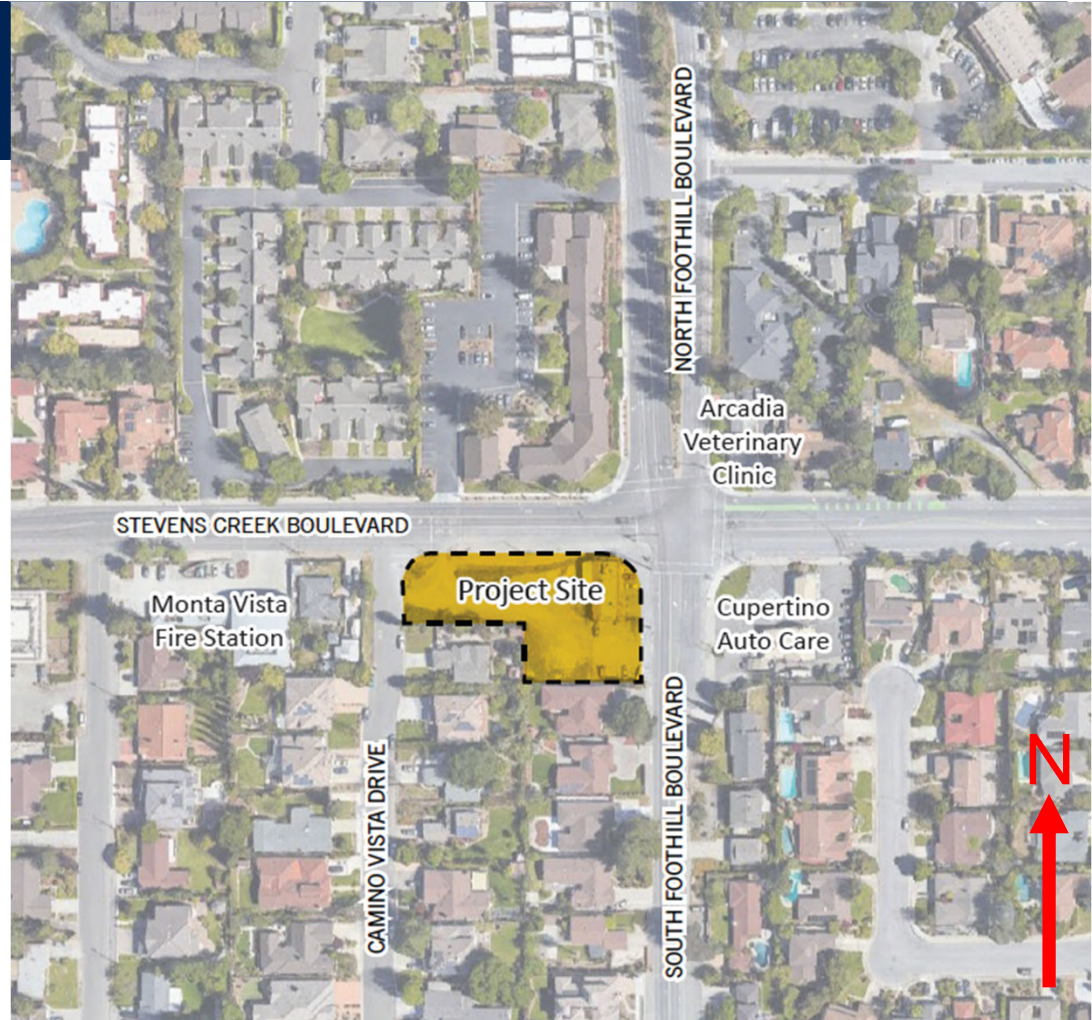
22690 Stevens Creek Blvd.

January 13, 2021



CUPERTINO

Background

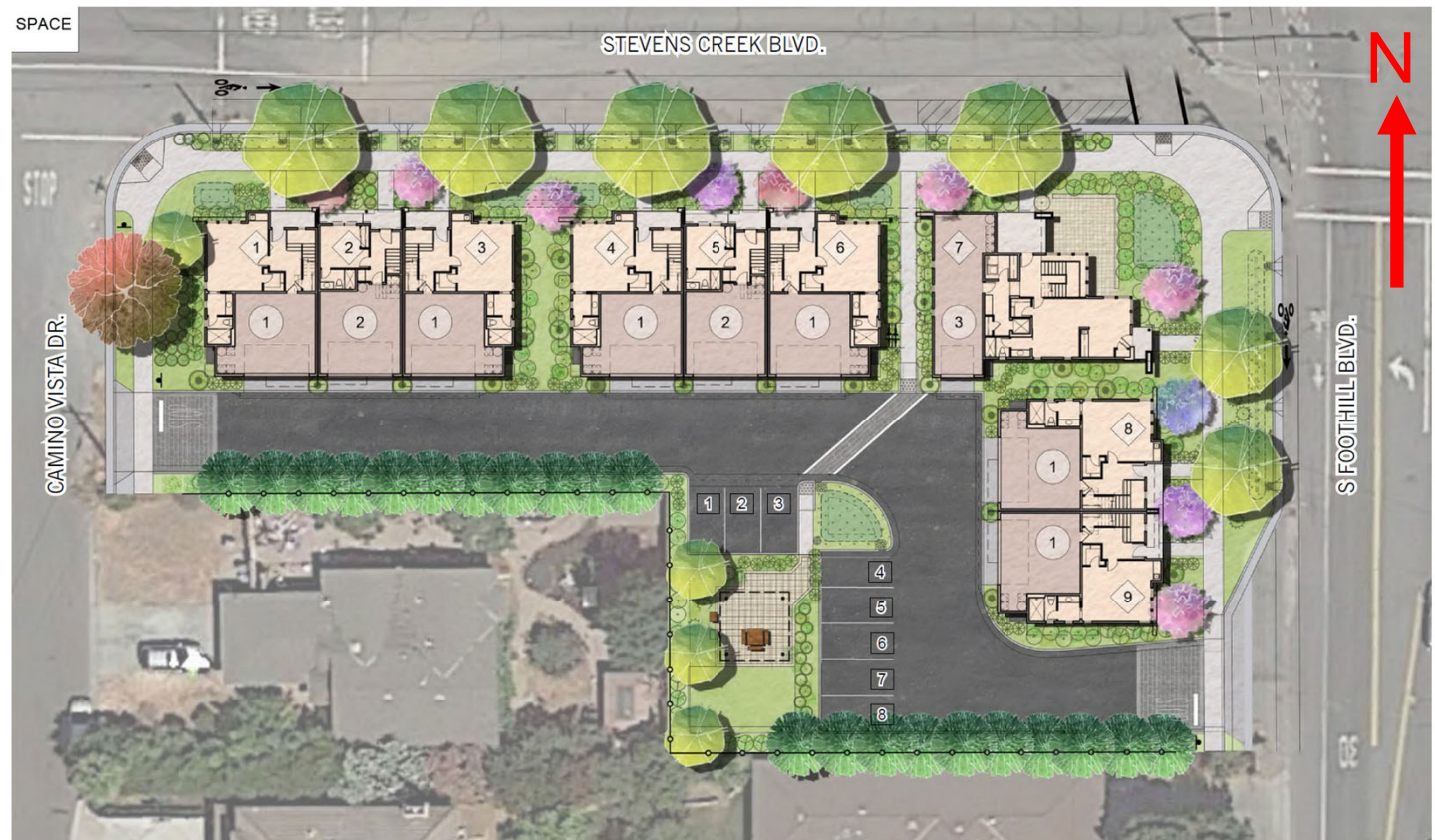




Background

- Land Use Designation:
 - **Commercial/Residential**
- Zoning Designation: ***proposed*: P(CG,Res)**
- Net/Gross Lot Area: 0.63acres/0.78acres
- Density Allowed: 15 du/ac
- Height Allowed: 30 feet

Development Regulations





Development Regulations

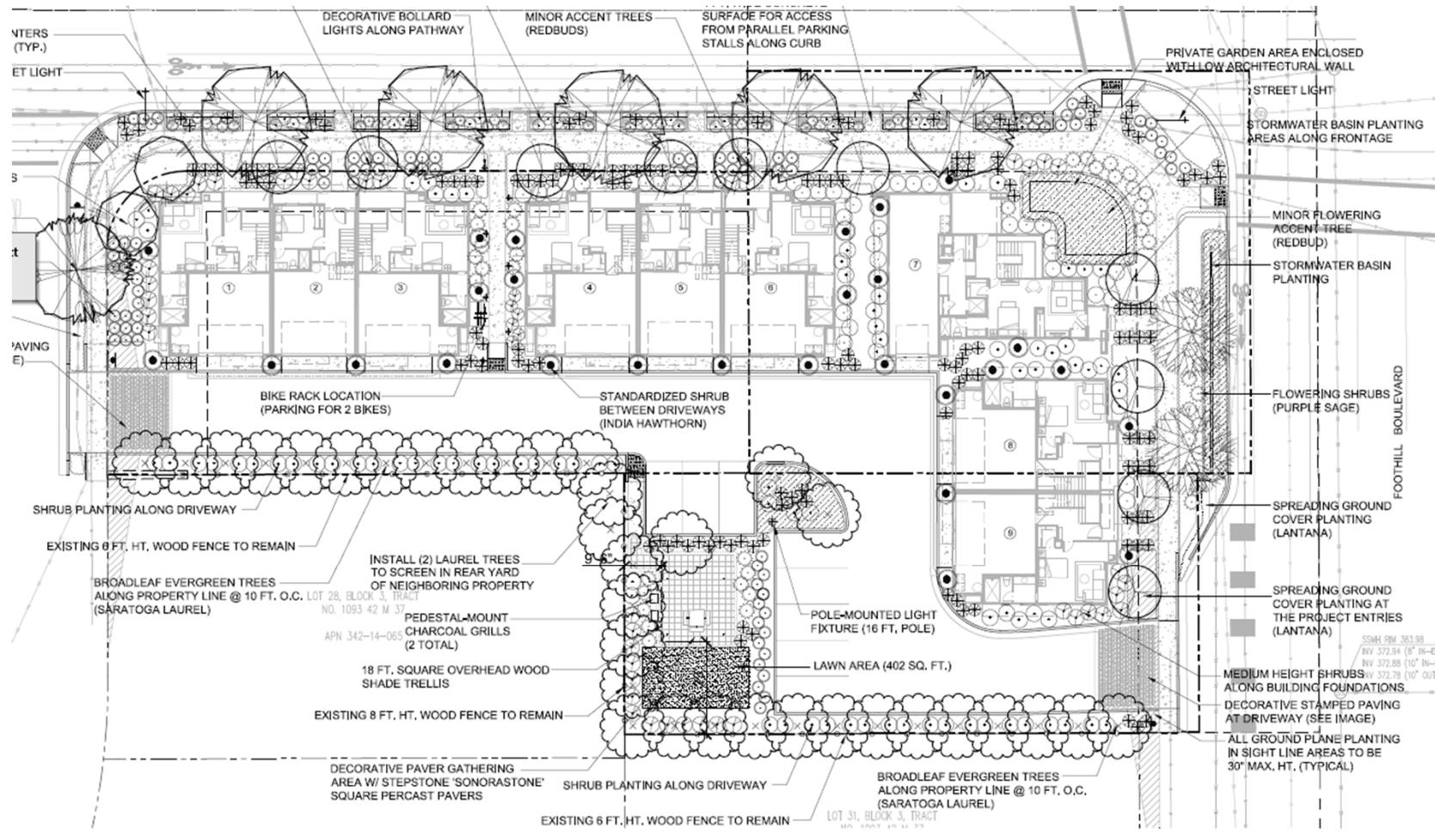
- Height – Complies with General Plan
- Density – **11.5 du/ac < General Plan Density**
- Setbacks – Unique to Site
 - Range: 5'7" to 81'9"
- Open Space –
 - Ranges: 115 sq. ft. – 639 sq. ft.
- Parking – 2.8 per unit

Unit Mix and BMR Requirements

Unit Type	# of Bedrooms	No. of units
Type 1	4 BR	6
Type 2	4 BR	2
Type 3	3 BR plus ADU	1
Total units		9

Market Rate Units: 8
BMR Units (Mod.): 1

Site Planning and Architectural Design



Site Planning and Architectural Design





Environmental Analysis

- No significant impacts
- Mitigation Measures for:

Air Quality	Biological Resources
Cultural and Tribal Resources	Noise Levels
Geology and Soils	Utilities



General Plan Compliance

- Policy LU-2.2: Pedestrian-oriented public spaces
- Policy LU-3.1: Site Planning
- Policy LU-3.3: Building Design
 - Strategy LU-3.3.1: Attractive Design
 - Strategy LU-3.3.5: Building Location
- Policy LU-3.4: Parking
- Policy LU-27.2: Relationship to the street
- Strategy HE-1.3.4: Flexible Development Standards



General Plan Compliance

- Some community member concerned about lack of commercial space
- GP policies about incorporating retail or commercial space are permissive, not mandatory
- Applicant provided preliminary plan with live/work space and commercial space but cited added cost for parking, viability of commercial space and loss of type of residential units wished to be developed as deterrents
- Economic Development staff at the time agreed and advised against inclusion of commercial space
- **On balance**, proposed project consistent with GP policies

Public Outreach and Noticing

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Public Comment

One member of public commented about:

- Retain commercial uses on site
- Do not any residential uses on site
- Concerns about traffic and existing traffic violations in area
- Rise in crime
- Concerns about construction impacts



Planning Commission Recommendation

- Planning Commission discussed:
 - Lack of commercial space in project
 - Outreach
 - Preference vs. requirement of mixed-use/residential project due to subjectivity
 - Support of the “for-sale” units proposed
- Recommended approval on 4-1-0 (Wang no) vote



Recommended Action

That the City Council:

- Adopt the Resolution to adopt Mitigated Negative Declaration (EA-2020-001);
- Introduce and conduct the first reading of the Ordinance to adopt Zoning Map Amendment (Z-2020-001);
- Adopt Resolutions to approve:
 - Development Permit (DP-2020-001);
 - Architectural and Site Approval (ASA-2020-003);
 - Use Permit (U-2020-001);
 - Tentative Map (TM-2020-001)