

CC 12-6-2022

Oral
Communications

Written
Communications

From: [Peggy Griffin](#)
To: [Gian Martire](#)
Cc: [City Council](#); [City Clerk](#)
Subject: Marina - use of Coastal Live Oak dangerous for pedestrians
Date: Wednesday, December 7, 2022 12:10:55 AM

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.

Hi Gian,

I don't know who to send this to so I'm hoping that you can send this onto whomever deals with the landscaping for Marina on the City side.

I love Coastal Live Oaks but only in the proper place. You see them all over Rancho San Antonio. The way they grow, their branches naturally go down so as they grow, their branches can poke pedestrians in the eye. There are several planted in the median in front of Lawson Middle School and they are dangerous if you are not paying attention.



Also, if they are kept along the sidewalk then they need to be pruned a minimum of every 6-months but the city's procedure is to only prune every 8 years! When a tree is planted in the wrong place for the way it grows it becomes a gardener's maintenance nightmare.

REQUEST: Please find an equally big tree, maybe another type of oak, that has a better growing habit for a heavily used pedestrian walkway.

Thank you,
Peggy Griffin

From: [Connie-Comcast Swim5am](#)
To: [Cunningham Connie](#); [City Clerk](#); [City Council](#)
Subject: 2022-12-6 City Council Oral Communications
Date: Tuesday, December 6, 2022 7:47:20 PM

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.

Please add these comments to the Written Record. Thank you. Connie

2022-12-06 Oral Communications, Biodiversity is plunging, here and worldwide.

Good evening, Mayor Paul, Vice-Mayor Chao, and Councilmembers:
My name is Connie Cunningham. Resident 34 years

On November 15, I spoke to you about Plunging Biodiversity worldwide. Biodiversity is **all the different kinds of life you'll find in one area—like the Bay Area. All the variety of animals, birds, plants, butterflies, bees, bacteria** work together in an intricate web, to maintain balance and support life.

SJ Mercury reported today that beginning Thursday in Montreal the United Nations will hold their biodiversity summit. A study by the One Earth Journal was quoted, that governments "have not yet succeeded in bending the curve on biodiversity decline." Scientists have proposed six areas for action: One area is greater involvement of local communities.

<https://enewspaper.mercurynews.com/html5/reader/production/default.aspx?pubname=&pubid=704bc66e-2c99-475b-83aa-c7f296287203>

Cupertino has begun progress to these goals. Three elements of note.

Bird Safe Design and Dark Skies Ordinance was passed by Council in 2021. It addresses two environmental issues that help protect **biodiversity**. Reduce use of glass. Reduce light pollution.

The Parks and Rec Master Plan states that **Nature** received the most and strongest support of the priority goals for the parks and recreation system.

Cupertino's Climate Action Plan 2.0 has a guiding principle to establish climate adaptation measures such as **protecting biodiversity**....

From a joint letter from six environmental groups: "In summer 2014, Cupertino completed an eighteen-million-dollar, six-year project to construct a multi-use trail along the creek corridor, to restore Stevens Creek in Blackberry Farm and the Stocklmeir property, and to restore habitat and open space along the creek..."

Cupertino has an unusual City Work Plan 2022 item for analyzing the future needs of Blackberry Farm Golf Course. It is based upon former Council discussions in 2014 and

2015. There are two options in the report. Option B is to restore nature to 16 acres of City land.

Thousands of people voiced their response to surveys and other outreach. Over half were in favor of restoring nature. That our Council thought in such terms is testament to the values of this community.

What can City Council continue to do? Three things

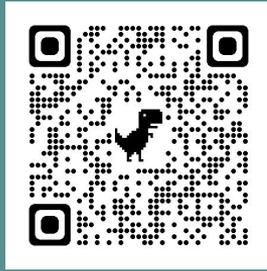
<!--[if !supportLists]-->1. <!--[endif]-->Add to your checklist a new question about biodiversity and California Bay Area native trees for every land use issue that comes before you.

<!--[if !supportLists]-->2. <!--[endif]-->Advocates of nature will speak to you. Listen to them. Hear them. Biodiversity is critical to human life.

<!--[if !supportLists]-->3. <!--[endif]-->When this action item for Blackberry Farm comes to Council: Approve restoring nature, Option B.

From Connie's iPhone

Thank You for listening!



Scan the QR Code to see our survey.
Please do our survey so we can see your thoughts about our prototype

Questions? Contact us at
52286fll@gmail.com



Scan this QR Code to see a [video](#) about our prototype.

CC 12-06-2022

#2

Corrected Attachment B
Certificate

Desk Item

CITY OF



CUPERTINO

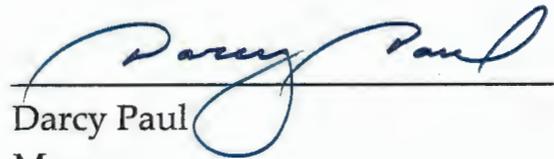
Certificate of Appreciation

Presented to

Kane Wolfe

December 6, 2022

in Appreciation for your 27 years of outstanding service to the residents of the City of Cupertino.
The City of Cupertino and Cupertino City Council congratulate you on your retirement,
and we thank you for your years of dedicated service to the Cupertino community.


Darcy Paul
Mayor

CC 12-06-2022

#9

Updated Attachment C

Desk Item

RESOLUTION NO. 22-133

**A RESOLUTION OF THE CUPERTINO CITY COUNCIL
AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE
LEGISLATIVE BODIES OF THE CITY OF CUPERTINO FOR THE PERIOD
NOVEMBER 15, 2022 THROUGH DECEMBER 15, 2022 PURSUANT TO BROWN
ACT PROVISIONS**

WHEREAS, the City of Cupertino is committed to preserving and nurturing public access and participation in meetings of the City Council, commissions, and committees; and

WHEREAS, all meetings of the City of Cupertino's legislative bodies are open and public, as required by the Ralph M. Brown Act (Government Code sections 54950–54963), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition for holding meetings exclusively by teleconference is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, Government Code section 54953(e) further requires that in order to authorize meetings exclusively by teleconference, a legislative body must determine that state or local officials have imposed or recommended measures to promote social distancing, or that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on October 5, 2021, November 2, 2021, November 30, 2021, December 21, 2021, January 18, 2022, February 15, 2022, March 15, 2022, April 5, 2022, May 3, 2022, May 19, 2022, June 7, 2022, July 7, 2022, July 19, 2022, August 16, 2022, September 6, 2022, October 4, 2022, and November 1, 2022 the Cupertino City Council made the findings required under Government Code section 54953(e) and resolved that the legislative bodies of the City of Cupertino shall conduct their meetings without compliance with

Government Code section 54953(b)(3), as authorized by Government Code section 54953(e), and that such legislative bodies should comply with the requirements to provide the public with access to the meetings as prescribed in section 54953(e)(2); and

WHEREAS, Government Code section 54953(e)(3) provides that to continue to holding meetings of legislative bodies exclusively by teleconference, the legislative body must reconsider the circumstances of the state of emergency every 30 days, and find that either (i) the state of emergency continues to directly impact the ability of the members to meet safely in person, or (ii) State or local officials continue to impose or recommend measures to promote social distancing; and

WHEREAS, the City Council has reconsidered the circumstances of the state of emergency that now exists, specifically defined in the County of Santa Clara proclamation of a local emergency beginning February 3, 2020, the City of Cupertino proclamation of a local emergency on March 11, 2020, the Governor of the State of California proclamation of a state of emergency beginning on March 4, 2020, and the national emergency declaration in Proclamation 9994 of March 13, 2020, beginning March 1, 2020, concerning the COVID-19 pandemic; and

WHEREAS, the County of Santa Clara Health Officer's Recommendation Regarding Continued Remote Public Meetings of Governmental Entities dated September 21, 2021 and the California Department of Industrial Relations Revised Emergency Temporary Standards, effective May 6, 2022, continue to require or recommend social distancing in the workplace in certain circumstances; and

WHEREAS, the Health Officer's Recommendations, the Revised Emergency Temporary Standards, and evidence documenting the transmission of COVID-19 in indoor spaces establishes that the state of emergency continues to directly impact the ability of the members to meet safely in person; and

WHEREAS, based on the above findings, the Cupertino City Council hereby determines that the legislative bodies of the City of Cupertino shall continue to conduct their meetings without compliance with Government Code section 54953(b)(3), as authorized by Government Code section 54953(e), and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in section 54953(e)(2); and

WHEREAS, the City has and will continue to provide access for the public to legislative meetings and procedures through video teleconference technologies.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cupertino, as follows:

1. Remote Teleconference Meetings. The City Manager and legislative bodies of the City of Cupertino are hereby authorized and directed to meet exclusively by teleconference and to take all actions necessary to carry out the intent and purpose of this Resolution, including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
2. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective through December 15, 2022, or such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the City Council of the City of Cupertino may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 15th day of November 2022, by the following vote:

Members of the City Council

AYES: Paul, Chao, Moore, Wei, Willey
NOES: None
ABSENT: None
ABSTAIN: None

SIGNED:  _____ Darcy Paul, Mayor City of Cupertino	<u>11/30/2022</u> _____ Date
ATTEST:  _____ Kirsten Squarcia, City Clerk	<u>11/30/22</u> _____ Date

CC 12-6-2022

Item No. 12

Blackberry Farm Pool
Improvements

Written Communications

From: [Peggy Griffin](#)
To: [Susan Michael AIA](#)
Cc: [City Clerk](#); [City Council](#)
Subject: 2022-12-6 CC Agenda Item #12 - Blackberry Farm Pools
Date: Monday, December 5, 2022 9:09:12 AM

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.

Hi CIP Manager Michaels,

CC agenda item #12 is the renovation of the Blackberry Farm pools for \$725k with a 20% contingency which would bring it to \$900k.

Q: Could you send me a copy of the RFP with the scope of work details please?

I support refurbishing the pools because they are one of very few public pools around (Fremont HS, Rancho Riconada - both very different) and it is critical kids learn to swim and enjoy it. Plus the BBF pool area has parking to support it. I don't support moving it to Memorial Park because that would require more parking that it does not have and it would take away open space that the central and eastern part of town disparately needs.

I am concerned that the very expensive "splash pad" will return as part of this project when there was support for a slide instead.

Sincerely,
Peggy Griffin

From: [Rhoda Fry](#)
To: [City Clerk](#); [City Council](#); [Cupertino City Manager's Office](#)
Subject: City Council 12/6/2022 #12 Blackberry Farm Pools
Date: Tuesday, December 6, 2022 3:32:36 PM
Attachments: [Binder1.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 City Council,

Please remove from the consent calendar City Council 12/6/2022 #12 Blackberry Farm Pools. We need to have more clarity on this item.

1. Please provide the RFP so that we can fully understand what is being requested
2. My ask is that we only consider resurfacing only the larger pool until more information has been made available.
3. Why wasn't this in the CIP since the staff report states that there has been a need since 2019?

Need for More Information:

1. We need to have fiscal transparency. The pool picnic business needs to be in an enterprise fund. Years ago golf course and pool/picnics were combined into an enterprise fund. Pool/picnics were pulled out but did not get their own enterprise fund. Consequently, we have no idea as to the extent that the pools are being subsidized by our tax dollars. As you know, the City asked to take a second look at the golf course business because it needed major capital improvements and it was known to have a significant subsidy. We need to do the same due diligence with the pools. Please consider that the pools are in a flood zone and are adjacent to a creek that leads to the San Francisco Bay Estuary. We have invested in the health of the creek for aquatic habitat and swimming pool water is toxic to these habitats. Given discussions of having a future aquatic center (perhaps at the sports center), perhaps the pool area at Blackberry Farm should be reduced and replaced by trees.
2. During the CIP, there had been a request to install a splash pad at Blackberry Farm. This request was denied by the City Council. There was no mention of a need to resurface the pools dating back to 2019. Why not?
3. Why was the slide removed in 2022 without notice?
4. During the CIP, the previous City Manager had said that the slide should be replaced by a splash pad at a cost of \$500K because the slide required two employees to operate along with OSHA training. Seems to me that spending \$500 - \$700K to replace the slide to save on an additional employee along with training does not pencil out – we're looking at twenty to forty years or so and by that time, the amenity would require replacement.
5. History - In 2009, the Blackberry Farm pool complex was renovated. It would be another season in 2010, until a new slide was installed. Soon after, maybe around 2014 that slide was replaced or significantly modified. Around 2016, the idea of the splash pad came about. This concept appeared to be in addition to the existing slide. Attached please find a memo that I

sent to the City last may showing the splash pad coming up in CIPs going back to 2016. We need to understand the full history of what happened, what is being requested, and why it is being requested.

Thank You Very for doing you due diligence.

Rhoda Fry

From: [Susan Michael AIA](#)
To: [Peggy Griffin](#)
Cc: [City Clerk](#); [City Council](#)
Subject: RE: 2022-12-6 CC Agenda Item #12 - Blackberry Farm Pools
Date: Tuesday, December 6, 2022 3:35:10 PM
Attachments: [2022 BBF Pools BID.pdf](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Peggy,

Thanks for your inquiry.

I've compiled the Bid request and the Addendums in the attached PDF. In the future, you can register for [Business Opportunities](#) on our website and access this information there.

Sincerely,
Susan Michael



Susan Michael AIA

Capital Improvement Programs Manager
Public Works

susanm@cupertino.org

[\(408\)777-1328](tel:(408)777-1328)/[\(408\)510-0622](tel:(408)510-0622)



-----Original Message-----

From: Peggy Griffin <griffin@compuserve.com>

Sent: Monday, December 5, 2022 9:09 AM

To: Susan Michael AIA <susanm@cupertino.org>

Cc: City Clerk <CityClerk@cupertino.org>; City Council <CityCouncil@cupertino.org>

Subject: 2022-12-6 CC Agenda Item #12 - Blackberry Farm Pools

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Hi CIP Manager Michaels,

CC agenda item #12 is the renovation of the Blackberry Farm pools for \$725k with a 20% contingency which would bring it to \$900k.

Q: Could you send me a copy of the RFP with the scope of work details please?

I support refurbishing the pools because they are one of very few public pools around (Fremont HS,

Rancho Riconada - both very different) and it is critical kids learn to swim and enjoy it. Plus the BBF pool area has parking to support it. I don't support moving it to Memorial Park because that would require more parking that it does not have and it would take away open space that the central and eastern part of town disparately needs.

I am concerned that the very expensive "splash pad" will return as part of this project when there was support for a slide instead.

Sincerely,
Peggy Griffin

From: [John Kehoe](#)
To: [City Clerk](#); [City Council](#)
Subject: 2022-12-6 City Council Oral Communications, Blackberry Farm Golf Course Option B
Date: Wednesday, December 7, 2022 9:24:23 AM
Attachments: [Blackberry Farm Golf Course - Option B 2022.12.03.docx](#)

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.

2022-12-6 City Council Oral Communications, Blackberry Farm Golf Course Option B

Please add these comments to the Written Record. (The Word document of same is attached below.)

Thank you,
John Kehoe

Thank you, Council members, for this opportunity. My name is John Kehoe and I describe myself as a naturalist and citizen scientist. With this brief address I hope to inform this Council regarding your decisions on the Blackberry Farm Golf Course. **Please choose Option B!** The water savings listed in the Comparative Costs table are stunning. Option A reveals that the golf course requires significant water *and* more funding in order to remain operational. Water is a precious resource. Drought is an ongoing concern here in California and with our statewide habit of overpumping groundwater we are depleting our aquifers. Climate forecast models indicate that our recent rains are not indicative of an end to the drought. With our water tables dropping, freshwater availability will become marginal. The entire SF Bay Area has been identified as one of the nation's water scarcity hotspots (Miller et al, p. 305). This scarcity will inevitably lead to political and legal conflicts, especially when we account for our increasing population density.

Habitat enhancements are desperately needed now and this Council's decisions will have countless long-term benefits. With Option B, local folks will be able to share the increased beauty and wonder of our enhanced natural world right here in Cupertino. Imagine the possibilities! This approach might be accomplished by reaching-out to our local non-profit organizations and open space agencies. Also, implement an "Adopt-a-Park" feature within the city government and harbor a new era of neighborhood participation. By expanding wildlife habitat, we can foster a new wave of local parks stewardship where everyone can experience the beauty of our natural world. Volunteer opportunities could open where students participate in outdoors workshops as they learn about the fascinating life cycles of our birds, bees and small terrestrial and aquatic critters.

I have six years' volunteering experience at Ulistac Natural Area in the City of Santa Clara. I began there in 2015 and later joined their nonprofit, UNAREP. The most recent restoration grant at Ulistac was funded in the Spring of 2016 and through numerous work sessions we planted several hundred native plants. It is amazing to see what an old golf course can become.

I applaud the City's efforts in expanding natural areas in this era of rapidly-built high-density housing at the expense of the depletion of biodiversity. This Council's legacy would withstand the test of time for the greater good.

John Kehoe

Citations and references:

Miller, G. T., & Spoolman, S. (2021). *Living in the environment*. Cengage Learning.

UNAREP: Ulistac Natural Area Restoration and Education Project, ulistac.org

Santa Clara Valley Water District 2016 grant for Ulistac:

<https://www.valleywater.org/news-events/news-releases/board-approves-grants-11-wildlife-habitat-restoration-projects>

Blackberry Farm Golf Course Feasibility Study, <https://engagecupertino.org/bbfgolfcourse>

CC 12-06-2022

Item No. 13

Consider directing staff
to prepare a City
Ordinance to govern
the permitting of small
cellular facilities within
the public right of way

Written Communications

From: [Venkat Ranganathan](#)
To: [City Council](#); [City Clerk](#)
Subject: Re item 13 discussion
Date: Tuesday, December 6, 2022 6:57:47 PM

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.

Hi

My name is Venkat Ranganathan. I am a resident of Cupertino for more than 12 years and in bay area for nearly 3 decades.

I understand and appreciate that we need infrastructure enhancements to keep pace with technological advances.

I am happy that the city is considering changes to the earlier draft ordinance in terms of distance between towers and considerations for locations in residential areas.

In my case, we have a cell tower less than 25 ft from our master bedroom. As we know and also provided in the presentation, the RF exposure is a function of the square of the distance. Occupied structures like bedrooms should be considered in formulating regulations.

I bought equipment worth \$500 to measure the rf exposure 200ft from an active tower on De Anza and McLellan and the devices showed unsafe levels. I have submitted them before.

So my request is that the sites already approved like the one my house be reevaluated and moved to something that is not close to dwelling structures but still acceptable in range for the carriers

Thanks

Venkat
Get [Outlook for Android](#)

CC 12-06-2022

#14

Marina Plaza
Development

Letter and Presentation
from Applicant

Desk Item

Bay Pacific Properties, LLC

December 3, 2022

[Sent Via email to gianm@cupertino.org](mailto:gianm@cupertino.org)

Gian Martire
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

RE: Application for new Mixed-Use Development at Marina Plaza Shopping Center located at 10118-10122 Bandley Drive, and 10145 North DeAnza Boulevard, Cupertino CA 95014.

Property Owners: Marina Plaza, LLC and Cupertino 10145 LLC (“Owners”)

Assessor Parcel Number: 326-34-043 & 326-34-066

Applicant: Larry Wang, Tectonic Builders, Corp. (“Applicant”)
Development Permit DP-2022-001

Transmittal of Presentation files for City Council Hearing December 6, 2022

Dear Gian:

Attached please find a pdf file of the Presentation Outline for the above-noted item to be heard at Tuesday evening’s City Council meeting.

Please feel free to pass this on to the City Clerk’s office or the Mayor and City Council Members.

Please let me know if you have any questions. Thank you again for all your assistance in the application.

Sincerely,

/s/

Greg Endom

cc: DeAnza Venture, LLC, via email

Larry Wang, via email

Vince Rivero, via email.

Jesse Markham, via email.

Amy Chan, via email.

Ann Leung, via email.

Erik Ramakrishnan, via email

Marina Plaza Re-Development – DP 2022-001

Project Team

Team Introduction

Architect	Tectonic Builders Corp.	Larry Wang	Kuan Chang
Landscape Architect	Bruce Jett & Associates	Jesse Markam	Rebecca Vanni
Civil Engineer	VER Consultants	Vince Rivero	Ying Cheng
Project Consultant	Amy Chan		
Land Use Counsel	Andy L. Faber, Berliner Cohen LLP and Erik Ramakrishnan, Law Office of Erik Ramakrishnan (Online)		
Property Owner	Marina Plaza LLC & Cupertino 10145 LLC (same ownership group)		
Project Manager	Greg Endom		

Representatives with me tonight to respond to any questions regarding the project.

Marina Plaza Re-Development – DP 2022-001

Project Attributes

Current Plan offers:

- Opportunity for home and business ownership (retail condo's).
- Added opportunities for City residents to downsize and stay in the community.
- Larger units (1,300 sf v. 1,000 sf previous) provide relocation options for empty nesters and homeownership opportunities for larger families.

Overall Feeling of Neighborhood Design

- Established an entryway Paseo to encourage walkable and bikeable accessibility with neighborhood orientation
- Enhanced open space (+1.4 acres) with gathering place at the Plaza, building courtyards and rooftop garden areas
- Convenient shopping and dining experience for residents – with no impact on parking demand.

Enhanced Eco-Friendly Design – Striving for “Gold”

- PV Solar System on Roof to save energy usage.
- Green Roof and private “homeowner only” rooftop garden area for residents.
- Focus on pedestrian and bike-friendly transportation with onsite walkways and over-abundance of bike storage options.
- LEED Silver Certification (58 points) for Residential (Gold certification is 60 points, likelihood reaching Gold with final building plan level detail).

Marina Plaza Shopping Center Redevelopment DP 2022-001

Comparison of September 2016 Approved Design to Current Submitted Plans

Physical Attributes	Existing Retail	Project Approved October 2016	DP2022-001 Current Design
Number of Buildings	2	3	3
Underground Parking Levels	0	2	1
Total Number Spaces Underground	0	401	419
Total Number of Space -Surface	Approx. 296	279	188
Total Number Spaces Residential	0	401	338
Total Number Space Retail	Approx. 296	144	269
Total Number Hotel	0	135	0
Total	Approx. 296	680	607
Use Breakdown			
Hotel (rooms)	0	122	No Hotel Rooms
Residential (Units)	0	188	206
Residential Square Footage	0	192,675	268,723
Average Units Size (Square Footage)	0	1,025	1,304
Retail (Square Footage)	49,140	22,600	41,589
Residential Units Size Distribution		Unit Count	Unit Count
1 Bedroom	n/a	105	9
1 Bedroom (Avg Size)	n/a	880	780
2 Bedroom	n/a	83	83
2 Bedroom (Avg Size)	n/a	1,190	1,119
2 Bedroom + Den	n/a	0	21
3 Bedroom	n/a	0	70
3 Bedroom + Den	n/a	0	23
Overall Average Unit Size (SF)	n/a	1,025	1,304
Total Units	n/a	188	206
Included in above totals			
Base Density Residential Units	n/a	139	179
Density Bonus Units	n/a	49	27
Total Residential Units	n/a	188	206
Type of BMR Units	n/a	Very Low Income	Mod/Med Income
Below Market Rate (Units)	n/a	16	36
Percent of BMR Units to Base	n/a	11.5%	20.0%
Retail Space in Shopping Center (SF)	49,140*	23,000	41,589

Retail "condo" ownership

Note: *Discussions completed with all tenants on planned redevelopment and subsidies.

TodayMarina Plaza and 10145 N DeAnza Blvd.

Today - Looking Southwest from N. DeAnza Blvd. and Alves Dr.



View from Apple Café across Alves Drive



Today -Looking Southeast from Alves Dr. & Bandlely Dr.





Looking Southwest from N. DeAnza Blvd. and Alves Dr.



DE ANZA BLVD / BUILDING A STREET VIEW

Looking Southeast from Alves Dr. & Bandy Dr.



ALVES DR. / BANDLEY DR. BLDG B STREET VIEW



PERSPECTIVES

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC



JOB NO.
DATE 9-27-22
Tectonic Architects & Associates
10118 Bandy Dr. #6
Cupertino, CA 95014
408-216-0804

A10.0

View from Apple Cafe

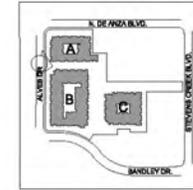
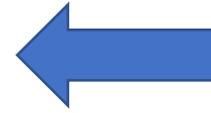


MAIN STREET VIEW BLDG A & B

Looking South on Paseo from Alves Dr.



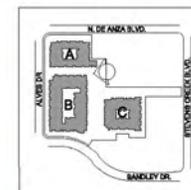
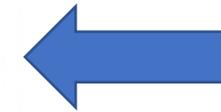
Looking South on Paseo



MAIN STREET VIEW BLDG A & B



Looking North on Paseo



MAIN STREET VIEW BLDG A & B

PERSPECTIVES



JOB NO.
DATE 9-27-22
Tectonic Architects & Associates
10118 Bandy Dr. #E
Cupertino, CA 95014
408-216-9904

A10.1

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC



Bldg. B

Bldg. A



MAIN STREET VIEW BLDG B

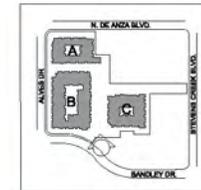
Looking Northwest
from Plaza



Bldg. B

Bldg. C

Bldg. A



MAIN STREET VIEW BLDG B & C

Looking Southeast from
Bandley Dr. entrance



MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

PERSPECTIVES



JOB NO. _____
DATE 9-27-22
Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0004

A10.2

Marina Plaza Re-Development – DP 2022-001

Eco-Friendly Design

With the project being located near major transit corridors, we wanted to emphasize less auto and more alternative transportation options...

Incorporated the latest EV charging guidelines throughout the Project to include:

- Total Residential EV Ready Charging Spaces 208 *(Over 60% of residential spaces are EV Ready)*
- Total Retail EV Capable Charging Spaces 54 28% of Surface Retail Parking Spaces

Provided Bike Parking Exceeds Requirements by 25% Providing 194 (Required 155)

- Residential Long Term Bike Parking Class I (Locked weathertight enclosure) Providing 116 (Required 103)
- Residential Short-Term Bike Parking Class II (Open Bicycle Racks) Providing 30 (Required 22)
- Retail Bike Parking (Class II) Providing 48 (Required 30)

Incorporating Photovoltaic Solar on the roofs of all three (3) buildings to reduce energy consumption.

Green Building – LEED Certification (Residential) Silver – 58 Points (Going for Gold 2 pts short- Gold=60 Points)

Storm Water Design includes pervious pavements, flow-through planters, and a green roof to provide stormwater treatment and reduce the amount of stormwater released into the City’s stormwater system.

Garage Access

Garage Access

- LEGEND
- PROPERTY LINE
 - SETBACK
 - BUILDING OUTLINE ABOVE
 - LANDSCAPE
 - DESIGNATED RETAIL PARKING
 - RESIDENTIAL TRASH ROOM
 - MOTORCYCLE
 - CIRCULATION
 - BICYCLE
 - ELEVATOR / STAIR
 - EV PARKING LEVEL 1
 - EV PARKING LEVEL 2

PARKING PROVIDED

	RETAIL	RESIDENTIAL	TOTAL
SURFACE PARKING	150	3	153
GARAGE PARKING	11	138	149
TOTAL PARKING	161	141	302

	RETAIL PARKING REQUIRED	RETAIL PARKING PROVIDED
MINIMUM	50	51
MAXIMUM	240	49
MINIMUM	45	51
MAXIMUM	24	51
GARAGE RETAIL PARKING	260	260
		OK

A (31) + D (60) + C (45) + surface (45) = 181
 A (60) + D (144) + C (136) = 415

RESIDENTIAL PARKING SUMMARY (ALL RESIDENTIAL PARKING LOCATED AT BASEMENT)

Unit Type	UNITS	FACTOR	REQUIRED	DE FACTO	DE FACTO PROVIDED	TOTAL PROVIDED	SURPLUS
1 BDRM	8	1.5	12	8	8	8	0
2 BDRM	21	2	42	15	15	15	0
2 BDRM + CON	21	2	42	15	15	15	0
3 BDRM	12	2	24	15	15	15	0
3 BDRM AV/TANDEM PARK (1.0)	58	2	116	2	116	116	0
3 BDRM + CON	27	2	54	15	39	39	0
SUM	206		412		334	334	4 OK

RESIDENTIAL SHORT TERM BIKE PARKING (CLASS II) SEE A2.1 GROUND FLOOR PLAN

SHORT TERM BIKE PARKING (CLASS II)	UNITS	FACTOR (SPACE/UNIT)	REQUIRED	PROVIDED	SURPLUS
B.201.A	14	10	140	8	0
B.201.B	24	10	240	12	0
B.201.C	64	10	640	7	0
SUM	206		1020	27	0 OK

RESIDENTIAL LONG TERM BIKE PARKING (CLASS I)

LONG TERM BIKE PARKING (CLASS I)	UNITS	FACTOR (SPACE/UNIT)	REQUIRED	PROVIDED	SURPLUS
B.201.A	14	2	28	33	5
B.201.B	24	2	48	48	0
B.201.C	64	2	128	34	0
SUM	206		204	115	11 OK

RESIDENTIAL ELECTRIC VEHICLE PARKING SUMMARY

EV Parking Space Type	% Required Pursuant to CALGreen (See CALGreen Standards)	Number of Spaces Required	% Required Pursuant to CBC Code (Over 1000)	Number of Spaces Required	Current EV Spaces Provided
Level 1	10%	10	10%	10	10
Level 2	10%	10	10%	10	10
Level 3	10%	10	10%	10	10
Level 4	10%	10	10%	10	10
Level 5	10%	10	10%	10	10
Level 6	10%	10	10%	10	10
Level 7	10%	10	10%	10	10
Level 8	10%	10	10%	10	10
Level 9	10%	10	10%	10	10
Level 10	10%	10	10%	10	10
Level 11	10%	10	10%	10	10
Level 12	10%	10	10%	10	10
Level 13	10%	10	10%	10	10
Level 14	10%	10	10%	10	10
Level 15	10%	10	10%	10	10
Level 16	10%	10	10%	10	10
Level 17	10%	10	10%	10	10
Level 18	10%	10	10%	10	10
Level 19	10%	10	10%	10	10
Level 20	10%	10	10%	10	10
Level 21	10%	10	10%	10	10
Level 22	10%	10	10%	10	10
Level 23	10%	10	10%	10	10
Level 24	10%	10	10%	10	10
Level 25	10%	10	10%	10	10
Level 26	10%	10	10%	10	10
Level 27	10%	10	10%	10	10
Level 28	10%	10	10%	10	10
Level 29	10%	10	10%	10	10
Level 30	10%	10	10%	10	10
Level 31	10%	10	10%	10	10
Level 32	10%	10	10%	10	10
Level 33	10%	10	10%	10	10
Level 34	10%	10	10%	10	10
Level 35	10%	10	10%	10	10
Level 36	10%	10	10%	10	10
Level 37	10%	10	10%	10	10
Level 38	10%	10	10%	10	10
Level 39	10%	10	10%	10	10
Level 40	10%	10	10%	10	10
Level 41	10%	10	10%	10	10
Level 42	10%	10	10%	10	10
Level 43	10%	10	10%	10	10
Level 44	10%	10	10%	10	10
Level 45	10%	10	10%	10	10
Level 46	10%	10	10%	10	10
Level 47	10%	10	10%	10	10
Level 48	10%	10	10%	10	10
Level 49	10%	10	10%	10	10
Level 50	10%	10	10%	10	10
Level 51	10%	10	10%	10	10
Level 52	10%	10	10%	10	10
Level 53	10%	10	10%	10	10
Level 54	10%	10	10%	10	10
Level 55	10%	10	10%	10	10
Level 56	10%	10	10%	10	10
Level 57	10%	10	10%	10	10
Level 58	10%	10	10%	10	10
Level 59	10%	10	10%	10	10
Level 60	10%	10	10%	10	10
Level 61	10%	10	10%	10	10
Level 62	10%	10	10%	10	10
Level 63	10%	10	10%	10	10
Level 64	10%	10	10%	10	10
Level 65	10%	10	10%	10	10
Level 66	10%	10	10%	10	10
Level 67	10%	10	10%	10	10
Level 68	10%	10	10%	10	10
Level 69	10%	10	10%	10	10
Level 70	10%	10	10%	10	10
Level 71	10%	10	10%	10	10
Level 72	10%	10	10%	10	10
Level 73	10%	10	10%	10	10
Level 74	10%	10	10%	10	10
Level 75	10%	10	10%	10	10
Level 76	10%	10	10%	10	10
Level 77	10%	10	10%	10	10
Level 78	10%	10	10%	10	10
Level 79	10%	10	10%	10	10
Level 80	10%	10	10%	10	10
Level 81	10%	10	10%	10	10
Level 82	10%	10	10%	10	10
Level 83	10%	10	10%	10	10
Level 84	10%	10	10%	10	10
Level 85	10%	10	10%	10	10
Level 86	10%	10	10%	10	10
Level 87	10%	10	10%	10	10
Level 88	10%	10	10%	10	10
Level 89	10%	10	10%	10	10
Level 90	10%	10	10%	10	10
Level 91	10%	10	10%	10	10
Level 92	10%	10	10%	10	10
Level 93	10%	10	10%	10	10
Level 94	10%	10	10%	10	10
Level 95	10%	10	10%	10	10
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Level 99	10%	10	10%	10	10
Level 100	10%	10	10%	10	10
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Level 106	10%	10	10%	10	10
Level 107	10%	10	10%	10	10
Level 108	10%	10	10%	10	10
Level 109	10%	10	10%	10	10
Level 110	10%	10	10%	10	10
Level 111	10%	10	10%	10	10
Level 112	10%	10	10%	10	10
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Level 114	10%	10	10%	10	10
Level 115	10%	10	10%	10	10
Level 116	10%	10	10%	10	10
Level 117	10%	10	10%	10	10
Level 118	10%	10	10%	10	10
Level 119	10%	10	10%	10	10
Level 120	10%	10	10%	10	10
Level 121	10%	10	10%	10	10
Level 122	10%	10	10%	10	10
Level 123	10%	10	10%	10	10
Level 124	10%	10	10%	10	10
Level 125	10%	10	10%	10	10
Level 126	10%	10	10%	10	10
Level 127	10%	10	10%	10	10
Level 128	10%	10	10%	10	10
Level 129	10%	10	10%	10	10
Level 130	10%	10	10%	10	10
Level 131	10%	10	10%	10	10
Level 132	10%	10	10%	10	10
Level 133	10%	10	10%	10	10
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Level 140	10%	10	10%	10	10
Level 141	10%	10	10%	10	10
Level 142	10%	10	10%	10	10
Level 143	10%	10	10%	10	10
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Level 152	10%	10	10%	10	10
Level 153	10%	10	10%	10	10
Level 154	10%	10	10%	10	10
Level 155	10%	10	10%	10	10
Level 156	10%	10	10%	10	10
Level 157	10%	10	10%	10	10
Level 158	10%	10	10%	10	10
Level 159	10%	10	10%	10	10
Level 160	10%	10	10%	10	10
Level 161	10%	10	10%	10	10
Level 162	10%	10	10%	10	10
Level 163	10%	10	10%	10	10
Level 164	10%	10	10%	10	10
Level 165	10%	10	10%	10	10
Level 166	10%	10	10%	10	10
Level 167	10%	10	10%	10	10
Level 168	10%	10	10%	10	10
Level 169	10%	10	10%	10	10
Level 170	10%	10	10%	10	10
Level					

Community Room for Condo Owners and for Cupertino 501.3c Non-profit groups to use.

831 sf w/restroom Expandable (+600 sf) with moveable glass wall.

- LEGEND
- PROPERTY LINE
 - - - SETBACK
 - - - BASEMENT BELOW
 - LANDSCAPE BLD.
 - INGRESS, EGRESS & EASEMENT
 - RETAIL
 - VEHICLE CIRCULATION
 - VEHICLE GARAGE ENTRY RAMP
 - RESIDENTIAL LOBBY
 - RETAIL TRASH ROOM
 - SIDEWALKS



Retail condo spaces (purple) with convenient surface parking.

Much of restaurant ★ spaces provide outdoor dining.

Maximized green space and accented the Plaza gathering spot for residents and visitors.

Retail Parking

188 spaces-street level
81 spaces in garage*
 269 Total Retail Spaces

**Planned for employees and owners.*

Parking totals assume multiple restaurants onsite – with req. parking.

SITE PLAN
 SCALE: 1" = 30'

JOB NO.
 DATE 8-27-22
 Tectonic Architects & Associates
 13115 Danby Dr. #C
 Cupertino, CA 95014
 408.210.0004



A1.0

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
 De Anza Venture, LLC

Sample Floor Plan & BMR Unit Locations

Table 2: Unit Comparability Between Buildings A, B, & C

	Average Bedroom Count	Average Gross Area
Overall Market Rate Units	2.4 bedrooms	1,304 sq. ft.
Moderate Income BMR Units	2.4 bedrooms	1,307 sq. ft.
Median Income BMR Units	2.4 bedrooms	1,301 sq. ft.

*Staff Report, DP-2022-001, page 13

Key:

- Yellow – Market Rate
- Green-Moderate Income
- Blue-Median Income

26 Floor plans

Units Sizes

Range from

- 1 Bedrm -780 sf
- 2 Bedrm – 1,018 sf
- 2 Bedrm +Den -1,423 sf
- 3 Bedrm – 1,480 sf
- 3 Bedrm + Den -1,649 sf



LEGEND

- MARKET RATE
- BMR MODERATE
- BMR MEDIAN

1ST FLOOR AFFORDABLE UNITS SUMMARY

	Market	Moderate	Median	Sum
Number	50	3	5	58
Ratio	85%	5%	10%	

TOTAL AFFORDABLE UNITS SUMMARY

Unit Type	Market	Moderate	Median	Sum	Ratio
1BD	7	1	1	9	4%
2BD	49	7	7	63	41%
2BD-DEN	17	2	2	21	36%
3BD	58	6	6	70	34%
3BD-DEN	19	2	2	23	11%
Total	170	18	18	206	
Ratio	82%	9%	9%		



AFFORDABLE UNITS SUMMARY PER FLOOR

BUILDING A AREA 18,786 UNIT # 14

ID #	Model	SF	Bedroom	Den	Market / Mod.
A-101	G1	1,225	2	N	Market
A-102	C1	1,389	3	N	Market
A-103	C1	1,305	3	N	Market
A-104	C1	1,303	3	N	Market
A-106	G1	1,179	2	N	Market
A-106	G1	1,128	2	N	Median
A-107	T1	1,554	3	Y	Market
A-108	C1	1,389	3	N	Market
A-109	C1	1,386	3	N	Market
A-109	C1	1,389	3	N	Market
A-111	C1	1,309	3	N	Market
A-112	MG	1,111	2	N	Market
A-113	B1	1,423	2	Y	Market
A-114	B1	1,423	2	Y	Market

BUILDING B AREA 36,761 UNIT # 29

ID #	Model	SF	Bedroom	Den	Market / Mod.
B-101	G1	1,128	2	N	Market
B-102	G1	1,128	2	N	Market
B-103	G1	1,128	2	N	Median
B-104	Q1	1,141	2	N	Market
B-105	P1	1,454	2	Y	Market
B-106	A1	780	1	N	Market
B-107	T1	1,649	3	Y	Market
B-108	T1	1,649	3	Y	Market
B-109	S1	1,888	3	Y	Market
B-110	T1	1,649	3	Y	Market
B-111	T1	1,649	3	Y	Moderate
B-112	Q1	1,141	2	N	Market
B-113	A1	780	1	N	Market
B-114	C1	1,389	3	N	Market
B-115	C1	1,389	3	N	Market
B-116	G1	1,128	2	N	Moderate
B-117	G1	1,128	2	N	Market
B-118	C1	1,389	3	N	Market
B-119	C1	1,389	3	N	Median
B-120	G1	1,128	2	N	Median
B-121	A1	780	1	N	Market
B-122	A1	780	1	N	Market
B-123	B1	1,423	2	Y	Median
B-124	C1	1,389	3	N	Market
B-125	X1	1,480	3	N	Market
B-126	A1	780	1	N	Market
B-127	G1	1,128	2	N	Market
B-128	G1	1,128	2	N	Market
B-129	B1	1,423	2	Y	Market

BUILDING C AREA 20,841 UNIT # 16

ID #	Model	SF	Bedroom	Den	Market / Mod.
C-101	R1	1,646	3	N	Market
C-102	R1	1,646	3	N	Market
C-103	T1	1,646	3	Y	Market
C-104	G1	1,128	2	N	Market
C-105	G1	1,128	2	N	Median
C-106	G1	1,128	2	N	Market
C-107	K1	1,655	2	N	Market
C-108	K1	1,655	2	N	Market
C-109	K2	1,628	2	N	Market
C-110	G4	1,112	2	N	Market
C-111	G4	1,112	2	N	Market
C-112	N1	1,688	2	Y	Market
C-113	J2	1,419	3	N	Market
C-114	J2	1,419	3	N	Market
C-115	J2	1,419	3	N	Moderate
C-116	J2	1,419	3	N	Market

1ST FLOOR (COURTYARD) AFFORDABLE UNIT PLAN
SCALE: 1" = 20'

MARINA PLAZA
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

Marina Plaza Re-Development – DP 2022-001

Density Bonus - Waivers & Concessions

Below Market Rate Units (“BMR”) in Project = 20% (35.6, rounded up to 36) on the base amount (179)...

BMR units to be 50% Median Income (18 units) and 50% Moderate income (18 units) = Total 36 BMR Units

Accordingly, Project is entitled to a 15% Density Bonus = 27 bonus units + Base Units of 179 = Total Project of 206 units.

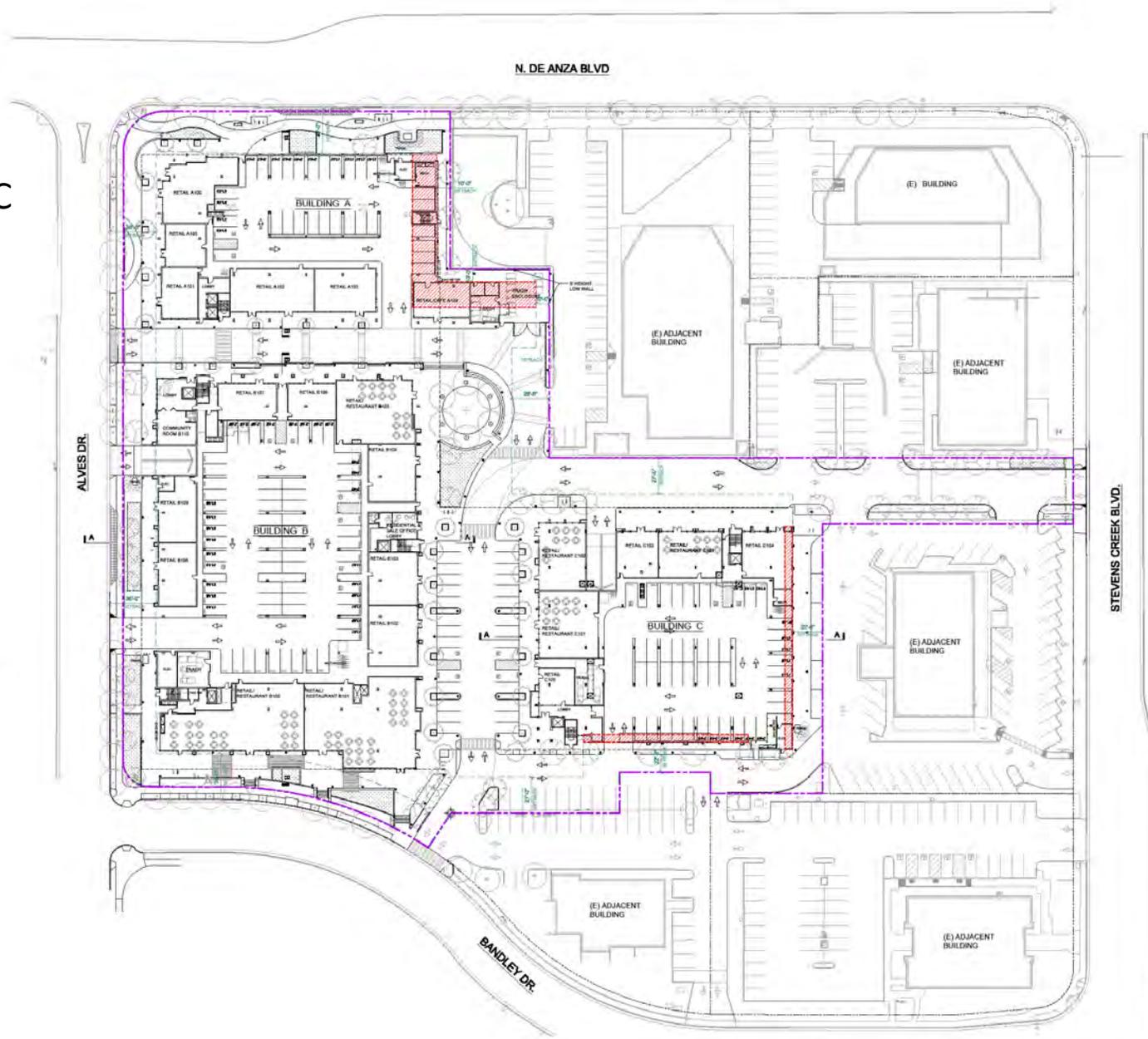
- Project is eligible for two Concessions/incentives, and as needed Waivers.

The Development Permit Application includes:

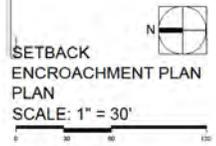
- **No Requested Concessions**
- Three (3) Waivers
 - Waiver #1 - Setback Encroachment - Bldg. A & C Provides for 30 additional units.
 - Bldg A. Req. 27.5’ – Provided 10’, Bldg. C. Req. 27.5’-Provided 24.5’ (Adjacent to parking deck entra.)
 - Waiver #2 - 45’ Maximum Building Height – Bldg. A & C Provides for 30 additional units.
 - Allows for Ground Floor retail throughout project.
 - Bldg. A- Height -45’-Provided 58, Bldg. C Req. 45, Provided 55’ (Adjacent to retail parking)
 - Waiver #3 – Residential Common Open Space - Bldg. A, B, & C Provides for 5 additional units
 - Overall Retail + Residential Space provided cumulatively exceeds required amount by 41%
(Required Retail + Residential Private + Residential Common Space = 44,300 sf, Provided 62,543 sf – See Chart)

Waiver 1
Side Setback Bldg. A and C
 Provides for 30 Additional
 Units.

- LEGEND
-  PROPERTY LINE
 -  SETBACK
 -  ENCROACHMENT AREA



SETBACK
 ENCROACHMENT PLAN
 PLAN
 SCALE: 1" = 30'



MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
 De Anza Venture, LLC



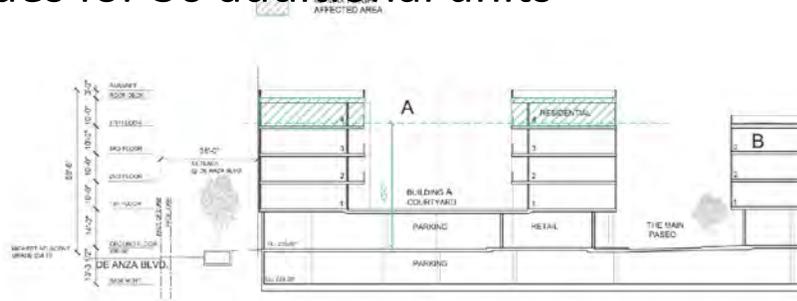
JOB NO.
 DATE 9-27-22
 Tectonic Architects & Associates
 10115 Bandley Dr. #E
 Cupertino, CA 95014
 408-216-0004

A1.0A

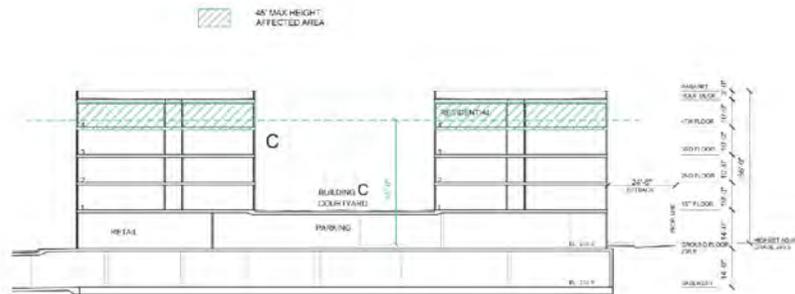
Waiver 2

Height Affected Units

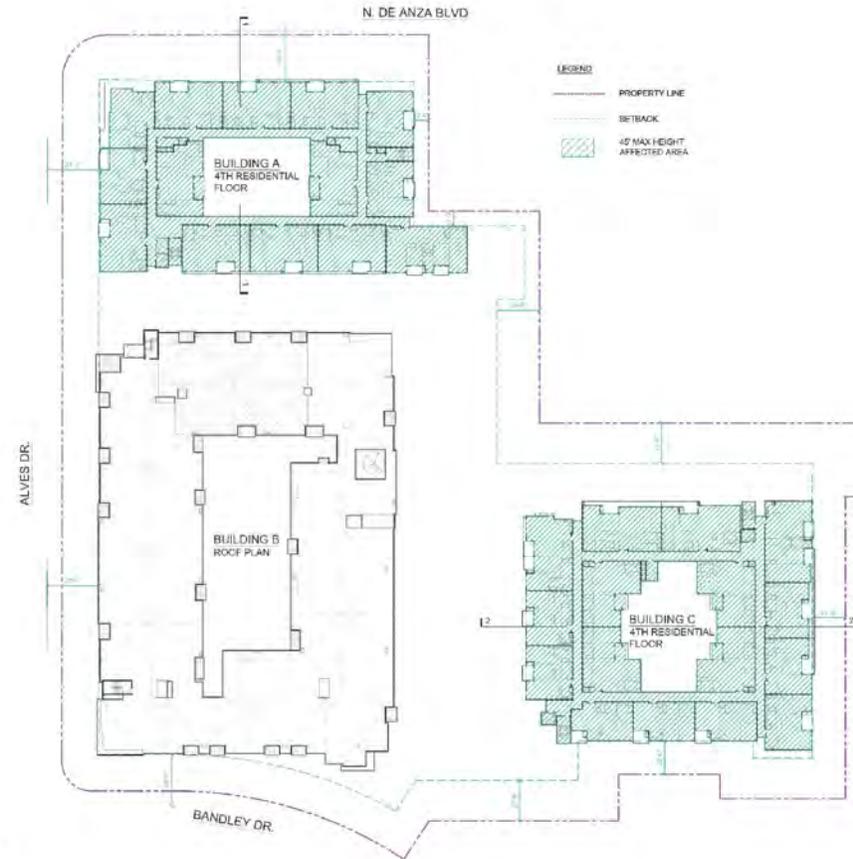
Provides for 30 additional units



2 BUILDING A 45' MAX HEIGHT AFFECTED AREA SECTION 1-1



3 BUILDING C 45' MAX HEIGHT AFFECTED AREA SECTION 2-2



1 BUILDING A & B 4TH FLOOR PLAN 45' MAX HEIGHT AFFECTED AREA

45' MAX HEIGHT AFFECTED AREA PLANS / SECTIONS

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC


JOB NO.
DATE 9-27-22
10800 K. PARKWAY, SUITE 100
 10515 Sandeep Dr. #40
 Cupertino, CA 95011
 408.725.0000
A1.0D

Waiver #3

Project Summary - Open Space Provided						
Category	Base Amount (SF/Units)	Required Ratio	Required Open Space	Provided Open Space	Over/Shortfall (SF)	
Retail Open Space	41,589	2.5%	1,040	13,275	12,235	
Residential Common Open (1)	206	150	30,900	30,266	(634)	
Residential Private Open Space	206	60	12,360	19,002	6,642	
Project Open Space Summary	206		44,300	62,543	18,243	41%

(1) Waiver requested for 634 sf shortfall in Common Open Space.

62,543 sf = +1.4 acres Open Space

Marina Plaza Re-Development – DP 2022-001

Landscape Design

**Jesse Markam, Principal
Jett Landscape Architecture + Design**



LEGEND

- 1 PEDESTRIAN POLE LIGHT, TYP
- 2 DECOMPOSED GRANITE SEATING AREA, TYP
- 3 BIKE RACKS, TYP
(BUILDING A 20 STALLS, BUILDING B 24 STALLS, BUILDING C 14 STALLS)
- 4 TRANSFORMER WITH SCREENING, TYP
- 5 TREE IN PRECAST PLANTER OVER STRUCTURE, TYP
- 6 RAMP
- 7 RETAIL TERRACE
- 8 ENTRY STAIRS, TYP
- 9 COMMUNITY PLAZA
- 10 SLOPED PLANTING & AMPHITHEATER SEATWALLS
- 11 PRECAST PLANTER, TYP
- 12 CROSSWALK, TYP
- 13 ARBOR, TYP
- 14 STORMWATER PLANTING, TYP
- 15 SEATWALL, TYP
- 16 PRECAST CONCRETE PAVERS, TYP
- 17 TRIO TRASH RECEPTACLE WITH RECYCLE, COMPOST & TRASH; ENCLOSED CIGARETTE URN; TYP OF 3
- 18 PERMEABLE GRAVEL BLOCK PAVERS, TYP
- 19 TREE WELLS PER CITY STANDARD, TYP
- 20 PLANTING STRIP
- 21 CONCRETE PAVING, TYP
- 22 PERMEABLE CONCRETE PAVING
- 23 PAVERS, PER CITY STANDARDS

Removal Non-Native Trees 94
 Replacing with Native Trees 184

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
 De Anza Venture, LLC

LANDSCAPE
 PLAN - SITE



JOB NO.
 DATE 9-27-2022
 Textonic Architects & Associates
 10118 Sandley Dr. #E
 Cupertino, CA 95014
 408-216-0802



L1.01



LEGEND

- ① RAISED PLANTER, TYP
- ② OUTDOOR KITCHEN WITH BBQ & SINK; BUILDING A (1), BUILDING B (2), BUILDING C (1)
- ③ BOCCO COURT
- ④ FIRE PIT
- ⑤ WATER FEATURE
- ⑥ PRECAST PLANTER, TYP
- ⑦ STRING LIGHTING, TYP

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

LANDSCAPE PLAN - N
2ND FLOOR
0' 10' 20' 30' 40' 50'
SCALE: 1" = 20'-0"

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Tetronic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

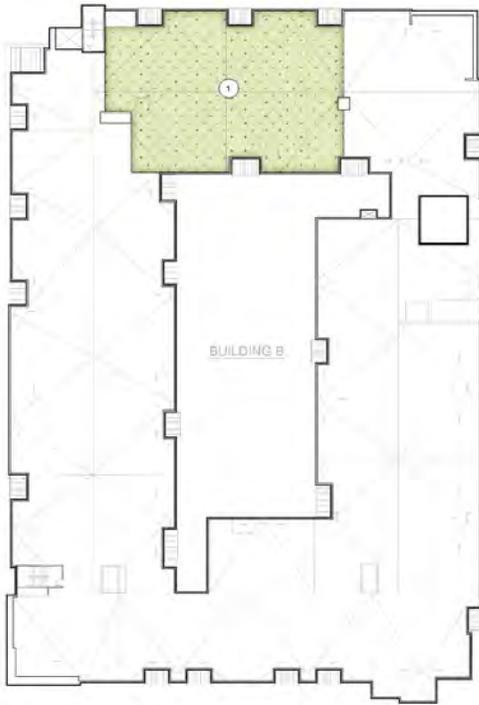


L1.02



LEGEND

- ① GREENROOF PLANTING, TYP
- ② FIRE PIT
- ③ PRECAST PLANTER, TYP
- ④ TREE IN PRECAST PLANTER, TYP



LANDSCAPE PLAN - N
ROOF DECK



MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC



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Tectonic Architects & Associates
10118 Sandley Dr. #E
Cupertino, CA 95014
800-216-0804

L1.04

Establish Marina Plaza as a junction of art & culture and expose visitors to the diverse symbols, art forms and plants of each area.



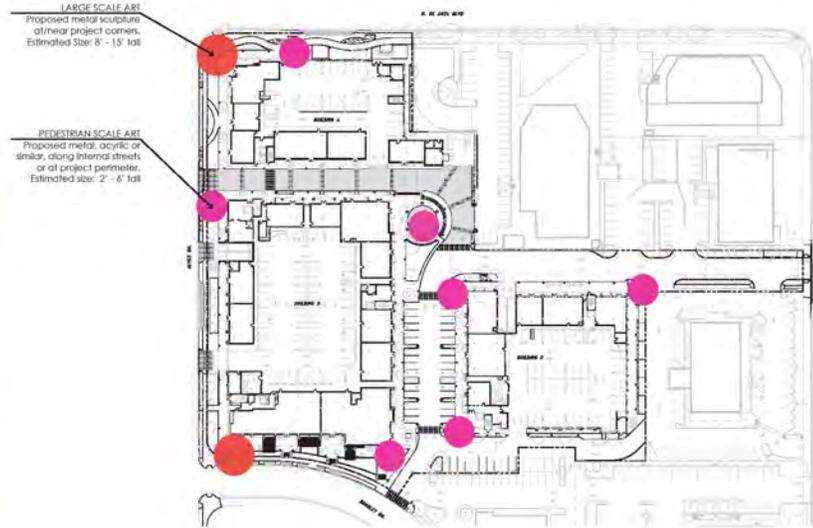
GLASS KOI FOUNTAIN



"MORION" - CUPERTINO CIVIC CENTER CUPERTINO, CA
A replica of the sculpture is located in Sister City Toyokawa, Japan, gifted by the City of Cupertino.



"FOR PLACE" SENBAZURU (1,000 CRANES) - CUPERTINO, CA



PUBLIC ART NARRATIVE FOR MARINA PLAZA - A JUNCTION OF ART AND CULTURE

OVERVIEW

To satisfy the project's Public Art Requirement and to celebrate Cupertino's diverse cultural heritage, Marina Plaza proposes to develop an art experience in collaboration with Cupertino's Sister Cities. Art is proposed throughout the site, at a range of scales suitable to their location. Where art is placed within the project on private streets or plazas, a Public Access Easement will be recorded to ensure the public will be able to view and engage with the art.

BACKGROUND

Connections from around the world have been key to Cupertino's success: Many Cupertino residents are first-generation Americans and local business design and/or produce products that are distributed around the world. Establishing Sister City (and Friendship City) partnerships with the international community celebrates and enhances international diversity, diplomacy, cooperation, and friendship. A Sister City relationship is a formal City agreement that may include cultural, educational, business, and technical exchanges. Once established, volunteers nurture connections, which may include visits by civic and business leaders, student exchange programs, and cultural events. Cupertino has four Sister Cities: Cupertino, Italy, formalized in 1963; Toyokawa, Japan, formalized in 1978; Hsinchu, Taiwan, formalized in 2007; and Bhubaneswar, India, formalized in 2012.

CONCEPT

Establishing Marina Plaza as a Junction of Art and Culture will enhance Cupertino's Sister City cultural exchange and expose residents and visitors to the diverse symbols, art forms, and plant materials that are found in these Cities. Through the figurative and literal cross-pollination, an art experience will be developed for the site. A collaborative approach between the project's ownership group, design team, City Fine Arts Commission, and representatives of each Sister City will be used to work hand in hand in creating a series of art and cultural installations around the site. Some initial ideas for the expression of art and culture to create a connection to Cupertino, Cupertino, Toyokawa, Hsinchu, and Bhubaneswar may include:

Bringing awareness to Cupertino through sculpture or mural highlighting the De Anza party. Perhaps a large-scale map in the paving or wall tiles could reflect the work of the cartographer who accompanied the party and/or their journey through the region. Cupertino also has a Mediterranean climate similar to Cupertino, so there is a wide variety of plant species that could be used throughout the site, some of which have already been included in the plant palette, such as Olive Trees, Strawberry Trees, Rosemary, Carob Trees, Fig Trees, or even grapes could be used.

Connection to Toyokawa may be through plants, such as using small ornamental Cherry trees through the site in the large pots along the parking and driveway. In the Spring, the profuse blooms would be a site to see and experience. Or the use of Bamboo in the residential courtyards and Japanese Maples in locations to provide color and texture.

Hsinchu is famous for the glass artwork. A recently completed project at Temple Plaza at the City Center, a citizens' gathering place, includes a koi pond with glass koi fish floating above the water. Perhaps a similar installation here at Marina Plaza would be a unique reference: glass fish or other animals floating over a sea of low grasses would be a beautiful, low maintenance art installation.

Bhubaneswar is known as the Temple City, having over 700 temples in the region. Most are in the traditional Kalinga architecture, adorned with sculptures and spires. One might imagine a series of 7 benches cast with forms found on these temples, reflecting the rich cultural history dating back to the 2nd Century BCE. This would provide an interesting educational experience as one explores Marina Plaza, looking for all 7 unique benches.

IMPLEMENTATION

The above ideas are just some initial suggestions of using sculpture, unique site furnishings, murals, and regionally appropriate plant species imported from or found in the Sister Cities to create a sense of place as visitors and residents stroll through the pedestrian friendly spaces found at Marina Plaza. The ownership and design team for Marina Plaza will work with the Cupertino Fine Arts Commission, in a standard process following project approvals, to further develop the art concept, identify artists, work with selected artists to fabricate the art, and provide the City with a final art plan for review and approval.



Directional signs of Cupertino Civic Center point toward Cupertino's Sister Cities, making the importance of Sister City relationships.



"ENGAGE" - NINETEEN800 APARTMENTS CUPERTINO, CA - ARCHIE HELD



"WAVE SHIFT" - AC MARRIOTT HOTEL, SUNNYVALE, CA - DAVID FRANKLIN



BELLA VISTA PARK - OAKLAND, CA - ERIC POWELL

PUBLIC ART CONCEPT



MARINA PLAZA

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Tectonic Architects & Associates
10115 Bandley Dr., #2
Cupertino, CA 95014
408-278-0804

L2.02

TREES



CERCIS CANADIENSIS OLEA EUROPEA ACER PALMATUM GINKGO BILOBA 'FAIRMOUNT' FAGUS SYLVATICA LAGERSTROEMIA TUSCARORA PISTACIA CHINENSIS PLATANUS X ACERIFOLIA 'BLOODGOOD' QUERCUS AGRIFOLIA

STREET TREES



PYRUS CALLERYANA 'CHANTECLEER' TRISTANIA CONFERTA

GROUNDCOVERS



ACHILLEA MILLEFOLIUM 'PAPRIKA' ARCTOSTAPHYLOS 'EMERALD CARPER' CEANOTHUS 'ANCHOR BAY'

STORMWATER



CAREX TUMULICOLA CHONDROPETALUM ELEPHANTINUM IRIS DOUGLASIANA JUNCUS 'ELK BLUE'

SHRUBS, PERENNIALS & GRASSES



ACACIA COGNAIA 'COUSIN ITT' AGAVE 'NOVA' ANIGOZANTHOS SPP. ARCTOSTAPHYLOS SPP. ASPARAGUS 'MYERS' BERBERIS SPP. DIETES BICOLOR LEUCADENDRON 'JESTER' LIMONIUM PEREZII MUHLENBERGIA RIGENS LOROPETALUM 'BLUSH' RHAMNUS 'MOUND SAN BRUNO' SEDUM SPP. SENECIO MANDRALISCAE CALAMAGROSTIS 'KARL FOERSTER' LOMANDRA LONGIFLORA 'BREEZE' HELICHTOTRICHON SEMPERVIRENS LAVANDULA 'MUNSTEAD' MIMULUS AURANTIACUS LOMANDRA LONGIFOLIA 'BREEZE' PHORMIUM POLYSTICHUM CALIFORNICA RHAMNUS CALIFORNICA RIBES CALIFORNICA GLUTINOSUM

PRELIMINARY PLANT PALETTE



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10110 Bandley Dr. #E
Cupertino, CA 95014
408-216-0004

L2.03

Marina Plaza Re-Development – DP 2022-001

Community Outreach

During the past 18 months, we have held extensive community outreach to the various stakeholders

Four (4) Community Meetings at Aloft Hotel adjacent to Marina Plaza Shopping Center

- Organized Meetings held in April 2022 and October 2022.
- During these meetings solicited input on the design and project layout.
- Meetings included the entire Development Team and included the majority of the plans and drawings included in the submittal project packet.
- Invitations were mailed to over 2,000 surrounding businesses and residences within 2,000' feet of the project.

Met individually or in small groups with

- Representatives of the Sister City Associations.
- Nearby Small Businesses.
- Interested Neighbors, Community Leaders & Adjacent Property Owners.

Received very positive support and excitement about the proposed redevelopment including the availability of a Community Room (Building B) for use by Cupertino 501.3c Non-Profits (i.e. Sister City Groups, Historical Society).

Received numerous Letters of Support from the Community *(Included in your packet, item 15 –N Public Comment)*

Marina Plaza Re-Development – DP 2022-001

Project Art & Sister City Partnership Opportunity

Partnered with the four Cupertino Sister City Associations

- Copertino, Italy, (1963) - Origin of the City name and Mediterranean climate
- Toyokawa, Japan, (1978) - Ornamental Cherry Trees and use of Bamboo in the residential courtyards
- Hsinchu, Taiwan, (2007) - Famous for glass artwork
- Bhubaneswar, India (2012) - Known as the temple city, using traditional Kalinga architecture

Public Art Contribution Requirement for the Project (est. \$1.75M+)

The Project proposes to include, with the support and approval of the Cupertino Arts Commission:

- Major art pieces shall be placed at the major intersection focal points
 - North DeAnza Blvd. & Alves Drive, and Bandley & Alves Drive
- Works of art from each of the Sister Cities' areas to highlight the Sister City relationship and history, created by local artists.
- Artistic hardscape elements such as bicycle racks, and benches crafted by local artist.



Marina Plaza Re-Development – DP 2022-001

Summary & Closing Thoughts

The Marina Plaza proposal before you tonight....

- **Adds 206 residential units (with 36 BMR units) and 41,589 square feet of retail.**
- **Improves an under-utilized property which is a key corner in the City to a “Higher & Better Use”**
- **Provides much-needed housing ownership opportunities for residents and small businesses, which will allow empty nesters to remain in the community by providing downsize options.**
- **Introduces an art/culture experience with a focus on Sister City Art and History.**
- **Received positive support from the surrounding residents, and businesses and unanimous support from PC.**
- **Thank you for your time and consideration and would ask for your support in Approving the Project.**

CC 12-06-2022

Future Agenda Items

Mayor Paul's Written
Communication

I would like to ask for a second for staff to return to Council with recommendations regarding shelter solutions for the unhoused. In particular, I would like staff to return for a study session asking for input from Council on the factors affecting whether the City of Cupertino should declare a shelter crisis under Government Code Section 8698.2. This study session would also include this and other options the City has to ensure the creation of temporary shelters, and the funding for ongoing supportive services for the people in these temporary shelters, for up to 80 individual units within our City.

State Government Code Section 8698.2 allows for funding opportunities in this regard if a jurisdiction declares a shelter crisis. With regard to the number of units at a location, there may turn out to be a different optimal number, and that should certainly be one focus of the study session, but from what I have learned, a number around 80 units might optimize the cost efficiencies with respect to ongoing supportive services. I am specifically asking for an examination on shelters that are individualized so that people have a sense of safety and are more likely to accept the shelter option when presented with one. My hope is that by socializing and integrating these units within a given area, we create an example for how to approach the issue, one that can be examined and replicated by other jurisdictions such that the scope of the housing crisis on its most stark and real terms can be diminished and eventually eliminated.