

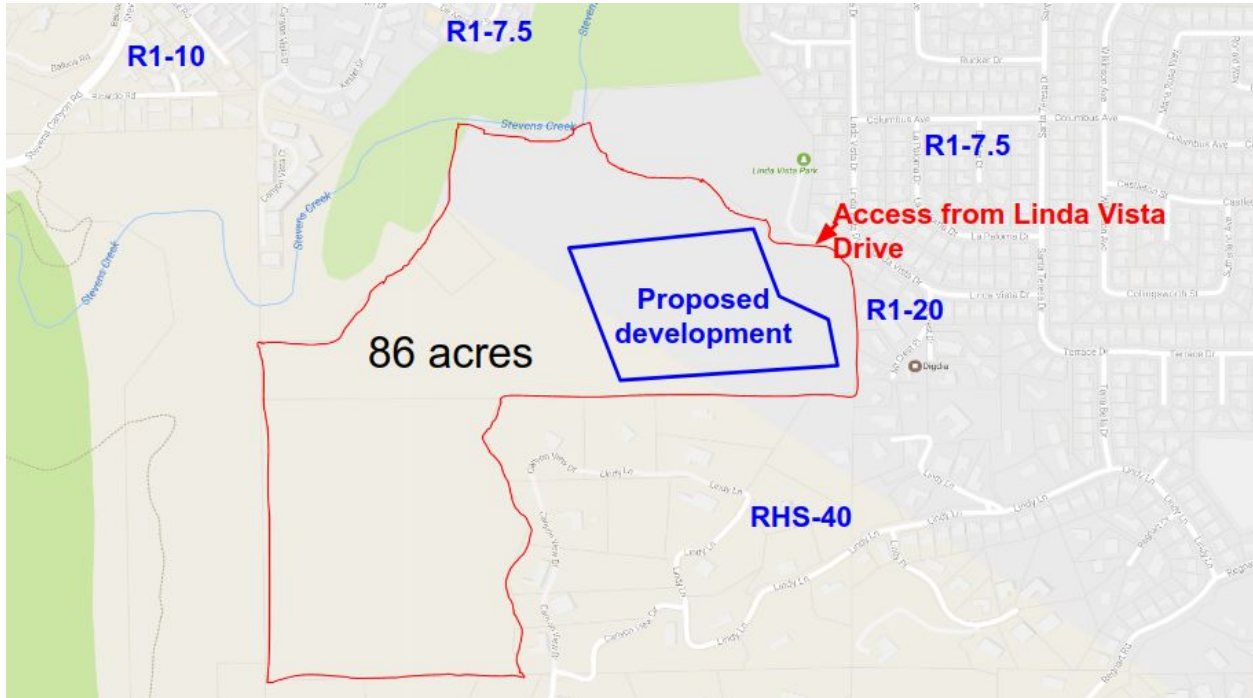
# CANYON VIEW PROJECT

## *GENERAL PLAN AMENDMENT AUTHORIZATION*

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# Comprehensive Project Description

The objective of this project is to create a top-quality and low-density planned development of 25 residential lots (total 29 units) in an 86-acre property next to Linda Vista Park.



The property consists of 3 parcels currently zoned as RHS-218 Very Low Density that require a minimum lot size of five (5) acres with the required lot size increasing as the average slope increases. Based on the current density designation and average slope, the total property yields 4 residential lots.

In order to better utilize the land, instead of building four mansions for the rich, we seek to apply and obtain a General Plan Amendment Authorization and General Plan Amendment to change the zoning to RHS-10 Low Density (a gradual density increase that's consistent with the low-density areas surrounding the site) with minimum lot size 10,000 square feet, and build 29 units for working families. Specifically:

## Requested Amendment

Current	Proposed
<ul style="list-style-type: none"> <li>● RHS-218 very low density</li> <li>● 4 residential lots</li> </ul>	<ul style="list-style-type: none"> <li>● RHS-10 low density</li> <li>● 25 residential lots total 29 units                             <ul style="list-style-type: none"> <li>○ 23 SFR lots</li> <li>○ 2 lots with up to 6 affordable housing units</li> </ul> </li> </ul>



The proposed project meets the overall goals of the General Plan and benefits the community in the following ways:

1. Provide much-needed high quality single family homes for working families;
2. Start construction as soon as the entitlement is obtained;
3. Develop a park-like low-density community that preserves and improves hillside environment;
4. Provide affordable housing units (6 units instead of the 4.35 units required); and
5. Provide trail linkage from Linda Vista Park to Stevens Creek County Park.

## **Project Plans**

### **Overview**

The current plan is more of a conceptual design, not a final design. While we tried to address the comments / feedback from all relevant departments and stakeholders, the plan doesn't go into the required details for a formal approval of the final GPA, but demonstrates the high level feasibility that should provide enough information for the GPA Authorization process.

Once the GPA Authorization is approved by the City Council, a much more detailed study and design will be conducted to satisfy the requirements from all relevant departments and stakeholders including but not limited to Planning Department, Public Works, Santa Clara County Fire Department, and Cupertino Sanitary District.

### General Plan Land Use Designation

The property consists of 3 parcels. The total site area is 86 acres currently zoned as RHS-218 Very Low Density, with Residential Land Use Designation Very Low Density (5-20 Acre Slope Density Formula), and yields 4 SFR homes:

Parcel	Size in Acres	Average Slope	Lot Yields
356-05-007	50.26	> 30%	2.5
356-05-008	2.19	> 30%	0.1
356-27-026	33.66	> 30%	1.7
<b>Total</b>	<b>86.11</b>		<b>4.3</b>

We propose to change the Residential Land Use Designation to Low Density (1-5 DU/Ac.), and develop 25 residential lots with slope density calculation listed below:

Lot #	Slope %	Lot Size in SQFT	FAR in SQFT
1	30.77	12,642	3,260
2	24.03	11,630	3,630
3	17.24	10,175	4,021
4	30.61	10,371	3,165
5	29.01	11,565	3,283
6	20.24	51,862	5,920
7	27.91	33,533	4,317
8	26.46	33,218	4,431
9	29.28	27,462	3,938
10	29.76	14,617	3,360
11	23.71	24,890	4,279
12	26.05	23,206	4,014
13	30.85	11,244	3,202
14	29.36	12,243	3,288
15	29.77	15,705	3,405
16	27.31	20,219	3,782
17	13.52	13,141	4,440
18	25.14	14,864	3,702

19	32.25	13,077	3,278
20	29.09	24,593	3,832
21	30.90	11,671	3,220
22	20.28	10,108	3,812
23	29.85	12,006	3,244
24	28.89	18,935	3,606
25	30.04	12,574	3,257

### Proposed Program

We propose to carry out a high-quality and low-density planned development of 25 residential lots, each with a minimum size of 10,000 sq. ft., specifically:

Type	# of Lots	# of Units	2nd Dwelling Unit	Size of Unit
Market-Rate SFR	23	23	Possible	3,000 to 5,000 sq. ft.
Below-Market-Rate Townhouse	2	6	Not applicable	1,000 to 1,100 sq. ft.

To be consistent, the Below-Market-Rate Townhouses (Lot # 4 and # 5) will be designed in a way that they appear indistinguishable from the street from the rest of the top-quality SFR homes.

### Site Area

The 25 lots sum up to 10.46 acres of development area, which accounts for 12% of total land:

Site Area	Acres	Square Feet	Percentage
Development	10.46	455,5721	12%
Roads	1.96	85,348	2%
Open Space	79.69	3,210,032	86%
<b>Total</b>	<b>86.11</b>	<b>3,750,952</b>	<b>100%</b>

### Environmental Assessment

ASTM Phase I Environmental Site Assessment was conducted by Haley & Aldrich, Inc. in April 2018, and the full report has been sent to and reviewed by the City planner. In summary, no “recognized environmental conditions” (REC), historical RECs (HREC), and controlled RECs (CREC) were identified in the study. The ASTM E 1527-13 Standard defines a REC in part as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Although no environmental conditions were identified in the initial Environmental Assessment, due to the difficulty to access and complexity of the old quarry site, we propose to only develop the non quarry area close to Linda Vista Drive, and leave the quarry site undisturbed.

A more comprehensive Environmental Impact Review (EIR) will be conducted if required.

### **Road Access**

The site will be accessed from the Linda Vista Park entrance on Linda Vista Drive and will allow full access for fire trucks, as enabled by the turnarounds at the hillside cul de sac. The roadways will be privately maintained.

### **Trail Linkage**

In Chapter 9: Recreation, Parks and Community Services Element of the General Plan, a trail linkage to the public open space is proposed. Furthermore, in 2014, a comprehensive feasibility analysis was conducted by Parkside Trails Feasibility Study, the portion of the trail linkage in our property is marked as the black curved line in the figure below:



We will build the trail alongside the access road, and provide required easement for the rest of the portion - a major benefit we desire to contribute to the community.



## Residential Hillside (RHS) Zones

The development is located in residential hillside, so it will follow the ordinance in Cupertino Municipal Code Chapter 19.40: Residential Hillside (RHS) Zones, to preserve the natural setting in our hillsides:

1. The minimum lot size will be 10,000 square feet, as required for a hillside subdivision, which reinforces the predominantly low-intensity setting of the community;
2. The development will maintain a balance between residential development and preservation of the natural hillside setting; and



3. There are 15 lots on or close to the prominent ridgelines, as you can see in the figure below which shows the location of the prominent ridgeline in relation to the proposed parcels and building pads. We will follow the guidelines adopted by the City Council in 1993 which require a design for added structures that will not disrupt the natural silhouette of ridgelines as viewed from established vantage points on the valley floor.



## Watercourse

The figure in the “Trail Linkage” Section illustrates the natural watercourses within or close to the property, and shows that proposed development will not interfere with the natural watercourses:

## Hillside Subdivisions

Since this is a Planned Development, not a pure Hillside Subdivision, the ordinance in Cupertino Municipal Code Chapter 18.52: Hillside Subdivisions might not completely apply. However, in the interest of creating a top-quality community, we will comply with all the applicable requirements:

1. All the development lots are clustered and number of lot clusters is minimal as shown in the site plan below:



2. 86% of the land will be reserved as private open space to protect the unique characteristics of the hillsides from adverse environmental impacts, and open space area is contiguous to the greatest extent possible. The private open space will be privately maintained;
3. The development is labeled “urban fringe development” since the average size per lot is less than 2.5 acres, therefore, we will comply with the street and utility improvements ordinance for urban fringe development.

## Landscaping

The development will follow Cupertino Municipal Code Chapter 14.15: Landscaping Ordinance to reduce water waste in landscaping:

1. Our design principles will preserve the natural hillside environment and minimize any form of landscaping -- the best way to reduce landscape irrigation needs;
2. We will incorporate low-water use plants as much as possible in landscaping; and



3. Overall, we will design irrigation systems that meet or exceed average landscape irrigation efficiency.

### Protected Trees

Trees populate this property and are considered valuable assets and are highlights of this project. Our development will follow Cupertino Municipal Code Chapter 14.18: Protected Trees to preserve trees, especially protected trees, in the following ways:

1. Roads and homes will be designed and constructed thoughtfully to protect trees. Land without mature trees will be used as much as possible, to minimize tree removals. The chart below shows the proposed roads and building pad as overlaid with Google Maps:



2. If protected trees must be removed, we will follow the proper procedure to apply and obtain Tree Removal Permits, and replace them as required;
3. Furthermore, we plan to add trees along the road, turning the neighborhood into a beautiful park.



### **Parking**

The development will follow Cupertino Municipal Code Chapter 19.124: Parking Regulations and each dwelling unit will provide the required garage and front-yard parking which will be situated on the natural grade of each lot.

### **Subdivision Improvements**

The development will follow Cupertino Municipal Code Chapter 18.32 : Subdivision Improvements to provide adequate storm drainage, sanitary sewers, water, and utilities:

1. We will design a storm drain system to protect abutting and offsite properties that would be adversely affected by an increase in runoff attributed to the development;
2. Sanitary sewer systems for each unit of the development will be connected to the public sewer system at Linda Vista Drive, therefore, no septic tank is needed to best preserve the hillside setting. Cupertino Sanitary District has reviewed the plans and have determined that there is sanitary sewer service available for the 25 lot subdivisions
3. The development will be served by San Jose Water and no well is needed to minimize any adverse disruption to the natural environment;
4. Each unit in the development will be served by gas, electric, telephone and cablevision facilities. All utilities will be connected to Linda Vista Drive, and kept underground whenever possible to provide the best natural view of the hillside.

## **Summary of Net Fiscal Impacts**

To be prepared by City consultant.

## **Voluntary Community Amenities**

We plan to contribute the following voluntary community amenities, and are open to other ideas from the City and the community:

1. Build and/or provide required easement for a trail linkage from Linda Vista Park to the public open space, as proposed in the Parkside Trails Feasibility Study;
2. Provide more affordable housing units (6 units instead of the 4.35 units required)



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