

**DRAFT MINUTES OF THE REGULAR MEETING OF
THE ADMINISTRATIVE HEARING HELD ON December 13, 2018**

ROLL CALL

Hearing Officer present: Benjamin Fu, Assistant Director of Community Development

Staff present: Jeffrey Tsumura, Assistant Planner

Applicant(s) present: Marni Lopez, Center Manager, Prometheus Real Estate Group
Brian Milman, Architect/Designer
James Mallery, Architect/Designer

APPROVAL OF MINUTES:

1. November 20, 2018

The minutes of November 20, 2018 were approved as written

POSTPONEMENTS/REMOVAL FROM CALENDAR:

None

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

One email was received regarding Item #2

PUBLIC MEETING ITEMS:

2. Application No.(s): ASA-2018-06, DIR-2018-12

Applicant: James Mallery (Prometheus Real Estate Group)

Location: 20400 Stevens Creek Blvd APN#369-01-028

Architectural and Site approval and a Director's Minor Modification to allow renovations of a lobby and courtyard areas at an existing office park (Cupertino City Center)

Administrative Hearing decision final unless appealed.

Staff member Tsumura addressed the Hearing Officer. He explained that the applicant is proposing to remodel and re-landscape two existing office buildings at the Cupertino City Center. The project conforms to all of the applicable municipal codes. The re-landscaping and remodeling do not affect any neighboring buildings. The landscaping is being redesigned to

maintain the sight line from the park on the corner of De Anza and Stevens Creek Boulevards through the site to the public amphitheater on the other side. The intent is to draw people in to attend events at the amphitheater. The remodel of the lobby will result in a net reduction of square footage overall. They will be installing plants that are tolerant to our climate zone, upgraded walkways, new non-glare and low lighting, façade materials, windows treatments and trash enclosures.

The Hearing Officer asked if any public comments had been received. Staff member Tsumura said that one comment had been received and that person was in attendance at the meeting.

The project Architect addressed the Hearing Officer. He went over the new design plans. The remodel is to brighten the space and update the overall look of the building. The new design allows for better pedestrian accessibility the new landscaping plan will improve the visual appeal. The "light beacon" has been redesigned with new light fixtures which are more energy efficient. The trash enclosure has been restyled to be more camouflaged with a fence and landscaping. The lobby areas have been defined into two, a "winter" and a "summer". With new glass (for sight lines) and landscaping and interior designs creating texture and scale. He also went over the landscaping plans for the urban park and amphitheater. He showed the Hearing Officer a material board demonstrating the textures and finish materials. The intent is have people linger through the space and gather rather than be focused on just getting from one point to another at the Center.

The hearing officer asked what the intent of the light beacon was. To advertise or flash? The project Architect said no. It will function as tasteful ambient light. The Hearing Officer asked about a landscape maintenance plan. The Architect said that the property owner has worked with their staff and will maintain the space in good order.

The Hearing Officer opened the public comment period.

A resident spoke in support of the project. She welcomed the upgrades to the site.

The Hearing Officer closed the comment period.

The Hearing Officer asked about a bird safety plan and dog friendly areas. The project Architect said that site will have flowering plants, but is not intended to have active nesting areas. The decorative cables will mostly be hung at angles, so birds shouldn't find them as attractive nesting areas. The large pieces of glass that are existing will be replaced with smaller sections, so he feels that bird safety has improved. The Center Manager addressed the dog friendly concern. There are already doggy sanitation bags on site. The residents are allowed dogs, so for many years now the outdoor site has welcomed dogs.

The Hearing Officer thanked the project Architect for his presentation. He supports the project. He feels that the improved space will be a benefit to the City, the residents who live in the adjacent buildings, and for the employees who come there every day.

DECISION: The application was approved by the Hearing Officer per the draft resolution(s).

ADJOURNMENT

Respectfully submitted:

 /s/Beth Ebben

Beth Ebben

Deputy Board Clerk