



Project Description

Project Name: 19820 Homestead Road, Cupertino, CA

Date: May 6th, 2021

To: City Council of Cupertino

Attn: Gian Martire, Senior Planner

Subject: General Plan Amendment Authorization Request.

Introduction:

We, Bellomo Architects together with our Clients, Homestead Homes, present for your review, a request for a General Plan Amendment for Land Use Designation of the property from Low Density Residential (0-5 DU/Ac) to Low Medium Density Residential (5-10 DU/Ac).

Property Information:

The property is rectangular in shape with area 21,780 square feet with a 25 foot "Future Easement" along Homestead Road.

The net size of the property is 18,905 square feet.

Adjacent/ Neighboring properties:

North Side: Homestead Road with 85 feet street frontage.

West Side: PG&E property (City of Cupertino).

South and East side: R-O Single Family residential properties (City of Sunnyvale)

Existing Condition:

The property has a one story Single Family Residential building with a detached garage.

The current Zoning Designation of the property is A1-43 Agricultural Residential.

The existing house is approximately 2,500 square feet with one story wood frame construction.

Proposed Project:

Our goal is to create a project that will revitalize the underutilized property and is aligned to the City and State's goal of promoting Housing Density. The building will promote harmonious transition in scale and character between different designated land uses.

The proposed Land Use of Low Medium density 5-10 units per acre accommodates more intensive forms of residential development while still being compatible with the predominant single-family detached residential neighborhood. This development will be successfully incorporated into this single-family environment.

The proposed zoning is Planned Unit Development.

The design proposal includes 4 two story Single Family Residential Units in a Planned Unit development.

Two of the residential units will have an attached Accessory Dwelling Unit.

Design Program:

Residence 1:

First Floor: 930 square feet

Garage: 443 square feet

Second Floor: 1,890 square feet

Total: 2,820square feet

Residence 2:

First Floor: 930 square feet

Garage: 443 square feet

Second Floor: 1,745 square feet

Total square feet: 2,675 square feet

Accessory Dwelling Unit: 660 square feet each

Residence 3:

First Floor: 1,090 square feet

Garage: 460 square feet

Second Floor: 1,405 square feet

Total square feet: 2,495 square feet

Residence 4:

First Floor: 1,090 square feet

Garage: 460 square feet

Second Floor: 1,270 square feet

Total square feet: 2,360 square feet

Proposed Parking: Total 13 car parking spaces are provided on site.
Enclosed car parking spaces per unit: 2.
Uncovered car parking spaces per unit: 3 (0.8 per unit).
Accessory Dwelling Unit: 1 per Unit.
The property is within ½ mile of public transit station (a bus stop).

Access:

The driveway entry to the property is provided with a 24 feet wide two-way driveway in the middle of the property providing car access to the enclosed garages and open parking spaces. The proposed vehicular access requires a single curb cut on Homestead Road.

Planning:

The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community.

The Living Room, Dining and Kitchen are arranged in open plan arrangement on the First Floor Level and the Bedrooms are on the Second Floor Level.

Setbacks:

North On Homestead Road: 20 feet

South: 20 feet

West: 10 feet 3 inches (PG& E easement)

East: 9 feet 6 inches on First Floor and 12 feet on the Second Floor.

The front and rear setbacks accommodate private yards for individual residential units.

The front setback of 20 feet maintains the primary building bulk of the 25 feet high building below a 1:1 slope line drawn from the arterial/boulevard curb line.

Structural System:

Wood and steel frame construction with sloping roofs.

Sustainability:

The project would comply with the City's Green Building Ordinance.

The design includes overhangs, recesses, and other shading devices (vertical garden wall, wood trellis) and techniques to reduce the solar heat gain and energy consumption related to the cooling of the building.

- Exterior Glazing double insulated for energy efficiency.
- Operable doors and windows promoting natural light, ventilation as well as excellent acoustical mitigation.
- Solar panels and photovoltaic panels will be located on the roof .

Landscape:

The site landscape forms an integral part of this development. Trees, plants and vines create a beautiful setting for the building while landscaped terraces create enjoyable outdoor spaces.

New sidewalk, parkway between road and sidewalk, and new street trees that are consistent with the neighborhood will provide a cohesive streetscape. The street trees will be Chinese Pistache matching street trees across Homestead road.

Existing trees outside of the building development will be preserved and protected during construction. The trees along the perimeter of the property will provide shade, privacy and act as a buffer between neighboring properties. All planting materials are low-water use species and planted according to the Water Efficient Landscape Ordinance recommended practices.

Proposed Community Benefits:

1. Around 2,875 square feet of the site along Homestead Avenue is an Easement for Pedestrian and Vehicular circulation. This 15% of the total property area along Homestead Road is dedicated to the "Future Road Easement".
2. Proposed sidewalk improvements: There is no existing sidewalk along the property.

The applicant proposes to develop the following:

1. Side walk connecting to existing sidewalks on both the sides of the property.
2. A landscape strip along the sidewalk
3. Street Trees
4. Street Lighting
5. Storm Water Management for the sidewalk right of way.

Due to the small size of the site, there is not sufficient room for providing on-site Community Usable Spaces like Parks.

Below Market Rate Unit:

As per City of Cupertino's Procedural Manual for Below Market Rate Housing, new residential developments of 1 -6 unit may either pay the Affordable Housing Mitigation Fee or provide one Below Market Rate unit. The Fee Amount per Square Foot of the Gross Floor Area is \$20.00 per square foot.

The design proposal includes two Accessory Dwelling Units on the property.

In addition to this the Applicant proposes to pay in-lieu fees of \$30.00 per square foot.

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Justification of General Plan Amendment Request:

General Plan Amendment for Land Use Designation of the property from Low Density Residential (0-5 DU/Ac) to Low Medium Density Residential (5-10 DU/Ac).

The request is aligned to the General Plan: Community Vision 2015-2040.

Low Density: 1-5 and 1-6 units on each acre. This category is intended to promote a suburban lifestyle of detached single-family homes. Planned residential communities can be incorporated into this category if the development form is compatible with adjoining residential development.

Low/Medium Density: 5-10 units per acre. This category accommodates more intensive forms of residential development while still being compatible with the predominant single-family detached residential neighborhood. This development can be successfully incorporated into a single-family environment.

As per the General Plan the residential densities higher than Low/Medium Density usually results in traffic volumes and buildings that are not compatible with single-family residential neighborhoods. Therefore the applicant is proposing Low /Medium Density development.

Cupertino's Demographics:

With the changing demographic and ethnic values, housing needs are changing as more immigrant families care for parents in their homes, younger workers look for more affordable housing, close to services and employment, and the older generation looks to downsize from their single-family homes into smaller, single-level homes within walking distance to shopping and entertainment.

The proposed development has two ADU units along with 4 primary units. ADUs are a valuable form of dwelling units and essential component of housing supply.

- Accessory Dwelling Units provide housing for family members, students and elderly, in home health care providers, the disabled and the others at the lower prices in the neighborhood.
- Provides additional rental stock in the City
- Added income for the home owner and increased sense of security.

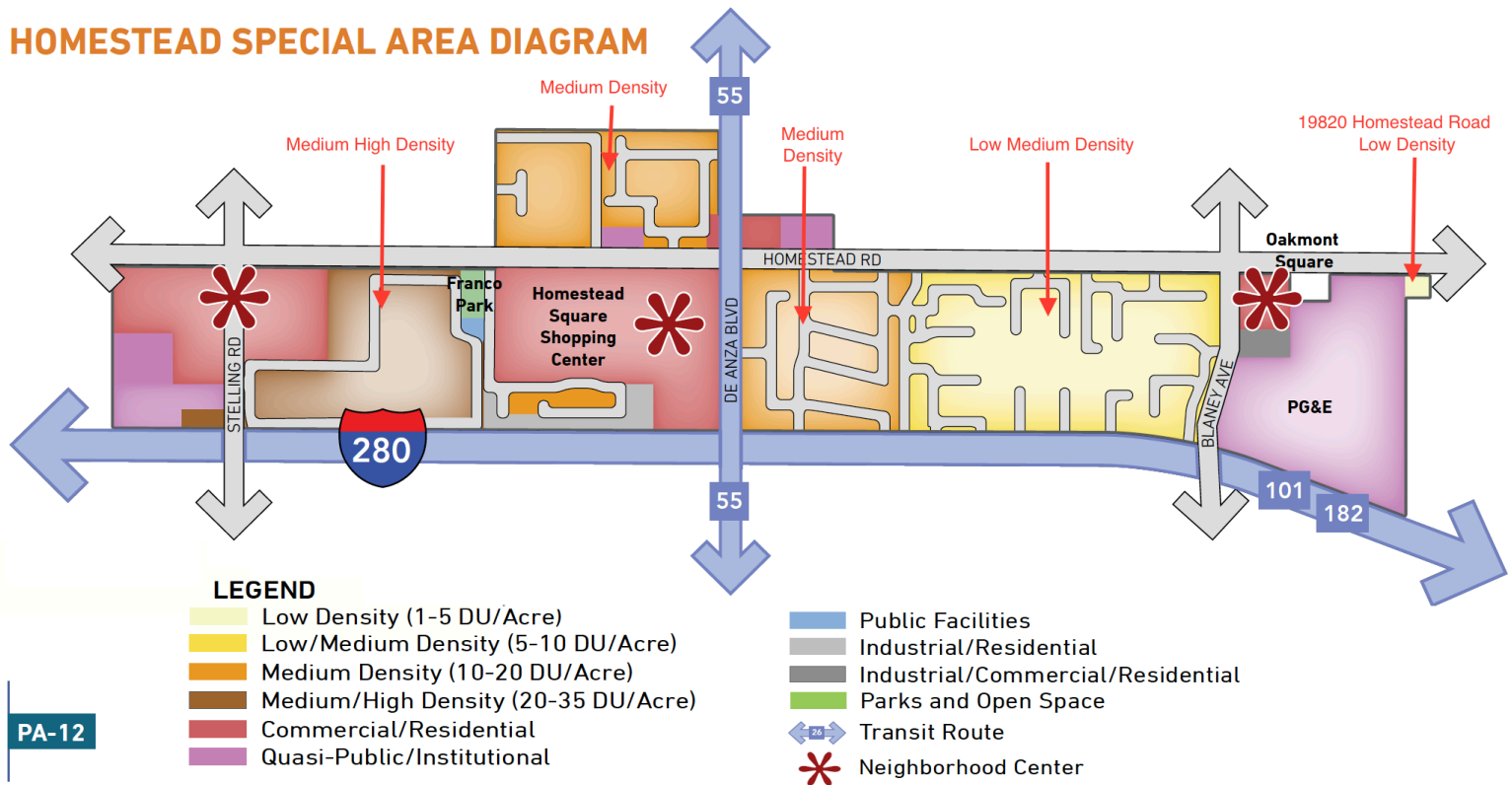
Chapter 2: General Plan 2015-2020

The property is located in the "The Homestead Special Area" which is located in the northern portion of the City and includes residential, commercial, office and hotel uses along Homestead Road, between Interstate 280 and the Sunnyvale City limit.

Vision for Homestead Road Special Area:

The Homestead area will continue to be a predominantly mixed-use area with residential uses and a series of neighborhood centers providing services to local residents. Bike and pedestrian improvements in this area will provide better connections for residents and workers to access services. Tree-lined streets and sidewalks will provide an inviting environment and will link existing and new uses.

The proposed sidewalk improvements like street trees, landscape strip, benches and sidewalk will improve the connectivity.



PA-12

As shown in the Homestead Special Area Diagram, all the residential developments along Homestead Road are either Low Medium Density or Medium or Medium High Density except the project site at 19820 Homestead Road, which has a designation of Low Density. This is a great opportunity for the applicant and the City to add more density and most desirable housing.

Connectivity:

The site is within ½ mile of a Transit Station, a bus stop. Oakmont Square and Homestead Square Shopping Centers and Cupertino Village Shopping Mall are within walking distance of the property. The site is close to Apple Park, which will provide an opportunity to live and work in the City. The convenient location of Shopping Mall, Town Centers and Work Areas as well as availability of Public Transit Service from this proposed residential development will reduce the reliance on auto use and will help in improving community health.

Chapter 3: Land use and Community Design Element:

Goal 3: Ensure that project site planning and building design enhance the public realm through a high sense of identity and connectivity.

The proposed development is in consistence with the Land Use Goals.

- The four residential units and ADUs are well connected with the central driveway with Homestead Road and with improved sidewalks.
- The building height, layouts and design is compatible with the surroundings.
- The proposed street trees, landscape along the side walk and the beautiful stone wall along the street frontage enhance the streetscape and pedestrian experience.
- The building is compatible in scale and mass with the neighborhood.
- The residential development acts as a buffer between the Quasi Industrial Use and Single Family residential neighborhood. It provides a transition between the two uses.

Chapter 4: Housing Element:

HE-1.3.4: Flexible Development Standards.

The City recognizes the need to encourage a range of housing options in the community. The City will continue to:

- *Offer flexible residential development standards in planned residential zoning districts, such as smaller lot sizes, lot widths, floor area ratios and setbacks, particularly for higher density and attached housing developments.*
- *Keeping with the community's character, goals, and objectives.*

The proposed Zoning Designation is Planned Unit Development. A detailed Zoning Code Compliance Chart is included in the drawing set; Sheet A7.

Summary:

Cupertino is a community with a renowned School District and high tech economy with diverse Housing needs. The proposed development is an excellent opportunity to increase density and promote more residential units of diverse size on the property without affecting the character, mass and scale of the surrounding neighborhood. The proposed residential development shares the City of Cupertino's Community Vision of maintaining and enhancing great quality of life. This vibrant improvement will revitalize this underutilized property, enhance the neighborhood and provide most desirable housing in the City of Cupertino.

END

